

RZ 2005-PR-041

■ MERRIFIELD TOWN CENTER ■

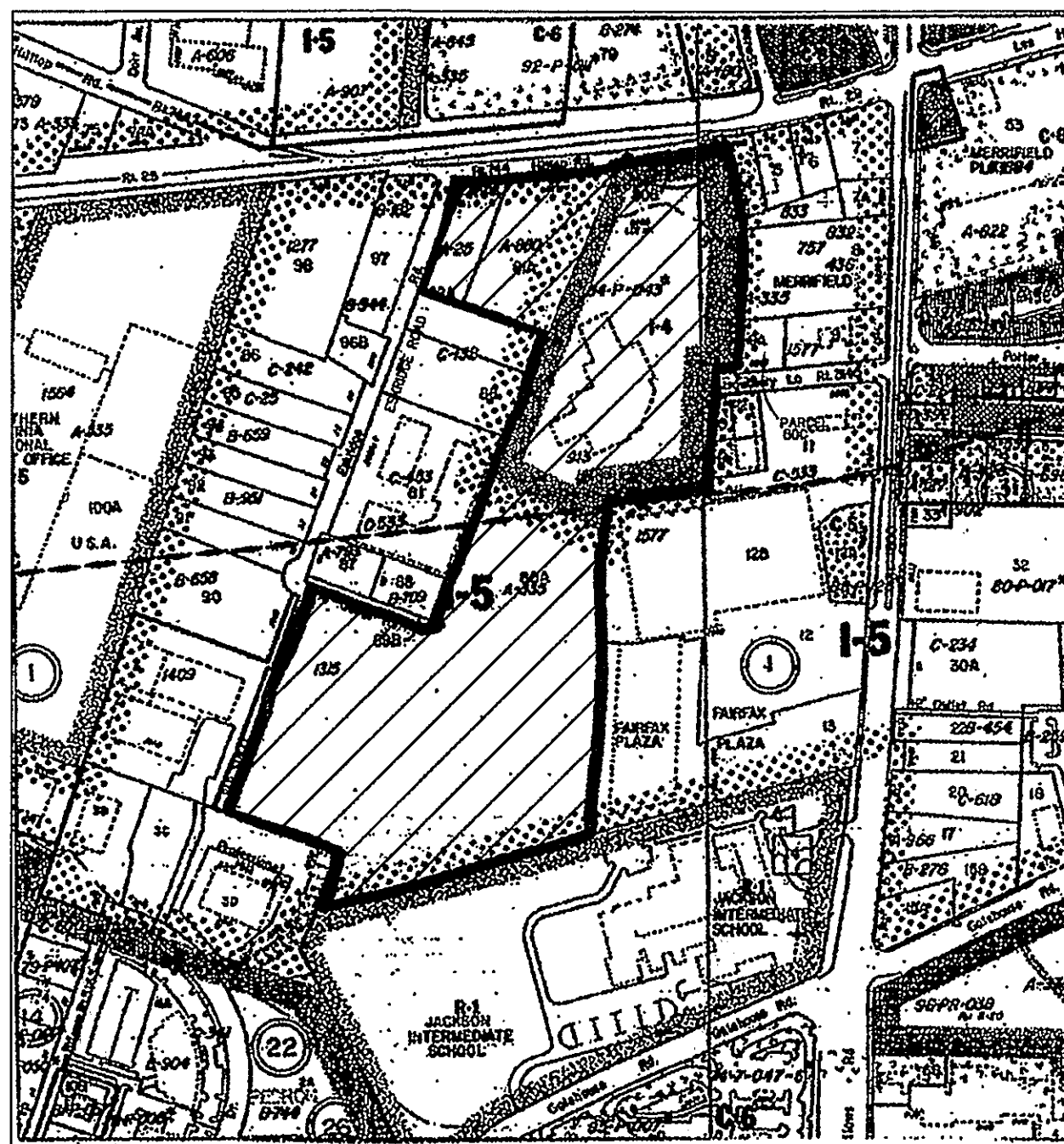
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, FINAL DEVELOPMENT PLAN AMENDMENT, AND PROFFER CONDITION AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DECEMBER 7, 2005
REV. APRIL 7, 2006
REV. APRIL 27, 2006
REV. OCTOBER 2, 2006
REV. NOVEMBER 6, 2006
REV. DECEMBER 15, 2006
REV. JANUARY 12, 2007
REV. MARCH 08, 2007
REV. JUNE 01, 2007
REV. JULY 16, 2007
REV. AUGUST 22, 2007
REV. OCTOBER 1, 2007
REV. JUNE 08, 2010
REV. AUGUST 23, 2010
REV. OCTOBER 11, 2010
REV. NOVEMBER 5, 2010
REV. DECEMBER 3, 2010
REV. DECEMBER 17, 2010

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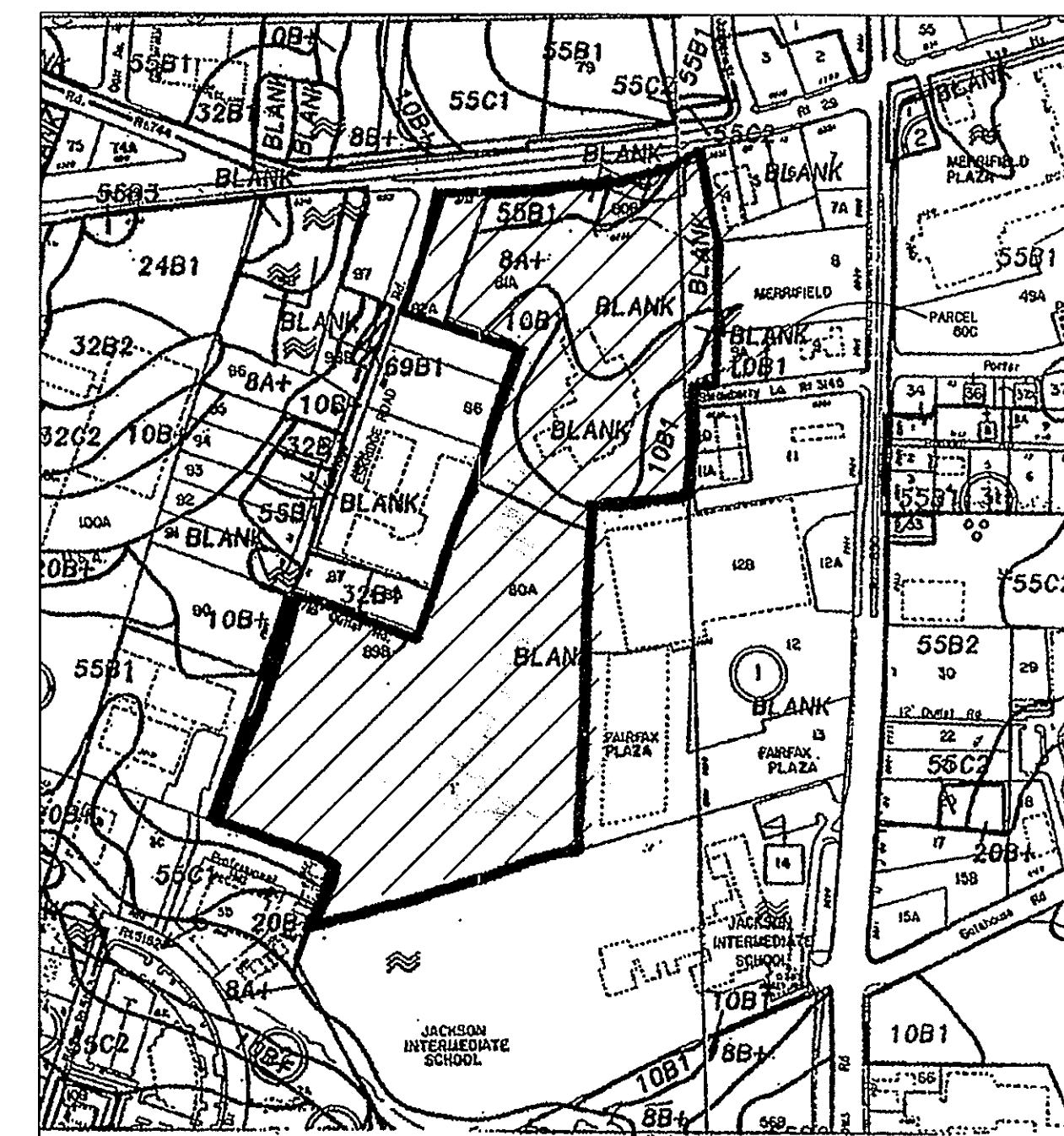
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VICINITY MAP

SCALE: 1"=300'

EXISTING ZONING: PRM, PDC, AND HC
PROPOSED ZONING: PRM, PDC AND HC



SOIL MAP

SCALE: 1"=300'

TM NO. 49-3 ((1)) 80A, 80B, 80C, 80D, 81A, 82A, & 82B

NOTE:

FOR THE PURPOSES OF THE PLAN AMENDMENT WHICH INCLUDES OPTIONS ON PARCELS A & D, THE DESIGNATION OF "UNCHANGED" IS INTENDED TO EXPRESS THE FACT THAT THE SHEET HAS NOT BEEN REVISED EXCEPT FOR POTENTIALLY THE SHEET TITLE, NARRATIVE/TABLE TITLES, AND DATES.

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EDENS&AVANT

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APPLICANT/AGENT FOR TITLE OWNERS

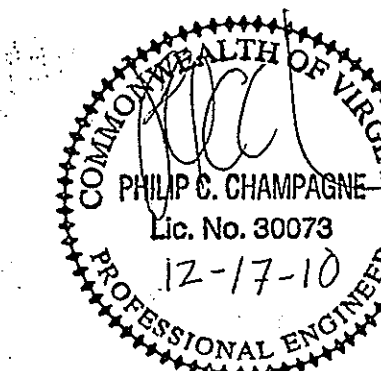
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JOB NUMBER 6575
SHEET 1 OF 48

A. NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN ("CDP/FDP") IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCELS 48-3 (11.0) A, 48B, 308, 316, 318 AND PORTIONS OF HILL TOP ROAD AND ESKRIDGE ROAD WHICH HAVE BEEN VACATED. THE PROPERTY WAS ZONED I-4, I-5 AND H-C AND IS LOCATED WITHIN THE "MERRIFIELD REDEVELOPMENT AREA". THIS APPLICATION REAFFIRMS THE PREVIOUS REZONING OF THE APPROXIMATELY 31.37 ACRE SITE TO THE "PLANNED DEVELOPMENT COMMERCIAL DISTRICT" (PDC) (24.14 ACRES) AND PLANNED RESIDENTIAL MIXED USE DISTRICT (PRM) (7.23 ACRES), SUBJECT TO PROFFERED CONDITIONS TO BE PROVIDED UNDER SEPARATE COVER.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKI, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI, INC. THE BOUNDARY INFO WAS FIELD RUN ON SEPTEMBER 16, 2005. (REFERENCE: CERTIFIED PLAT SUBMITTED UNDER SEPARATE COVER)
- THE PROPERTY IS LOCATED IN PLANNING AREA 1, LAND UNIT F, OF THE TOWN CENTER CORE OF THE MERRIFIELD SUBURBAN CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND IS PLANNED AS THE TOWN CENTER.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVE THE DEVELOPMENT.
- STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN UNDERGROUND STORMWATER MANAGEMENT FACILITIES. IT WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN WILL BE PROVIDED. STORMWATER MANAGEMENT MUST MANAGEMENT PRACTICES (SWMM/PM) WILL BE PROVIDED ON-SITE IN UNDERGROUND FACILITIES IN ACCORDANCE WITH COUNTY DPWES REQUIREMENTS. GENERAL DETAILS OF SUCH OWN FACILITIES ARE PROVIDED ON SHEET 42-48. A MAJOR TO MAJOR STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY AN UNDERGROUND SYSTEM IN A RESIDENTIAL AREA WAS APPROVED WITH THE PREVIOUS REZONING AND IT IS REQUESTED THE BOARD REAFFIRM SAID WAIVER.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302 AND 305; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VS 572-0 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.
- THE EXISTING MOVIE THEATER BUILDING, DELINEATED ON SHEET 4, WAS CONSTRUCTED IN 1986 AND A NEW MOVIE THEATER WILL BE CONSTRUCTED ELSEWHERE ON SITE. THE EXISTING BUILDING ON PARCEL (FNP 48-3-3 (11)-11A) WILL ALSO BE DEMOLISHED.
- NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREAS EXIST ON THE SUBJECT PROPERTY. (SEE CDP/FDP)
- THERE IS A PROPOSED TRAIL INDICATED ALONG THE ROUTE 28 FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN SUBSTANTIAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
- IT IS CURRENTLY ANTICIPATED THAT PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE EXACT PHASING SCHEME IS NOT KNOWN AT THIS TIME. BUILD-OUT WILL PROCEED IN ACCORDANCE WITH MARKET CONDITIONS SUBJECT TO LIMITATIONS CONTAINED IN THE PROFFERS. WITHIN EACH PHASE, INFRASTRUCTURE, AMENITIES AND DWELLING UNITS MAY BE CONSTRUCTED BEFORE COMPLETION OF ACTIVITY WITHIN OTHER PHASES, SO LONG AS CONSTRUCTION IS IN ACCORDANCE WITH THE PROFFERS.
- EXCEPT AS NOTED HEREON OR IN THE PROFFERED CONDITIONS, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. SEE SHEET 3 FOR WAIVERS AND MODIFICATIONS.
- LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, BUT THE QUANTITY, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLANS). THE PROPOSED LANDSCAPING WITHIN THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL. SEE SHEET 3 FOR WAIVERS AND MODIFICATIONS.
- FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE MODIFIED: THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AS A RESULT OF FINAL ENGINEERING, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM. REFINEMENTS, PROVIDED EACH REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPWES, VDOT AND/OR FDOT APPROVAL. DENSITY AND BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR ON THE GRAPHIC SHEETS ARE TO BE CONSIDERED MAXIMUMS AND MINIMUMS, RESPECTIVELY. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS AND/OR GROSS FLOOR AREA FROM THE TOTAL MAXIMUMS REPRESENTED IN THE TABULATION, BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUTS) MAY BE MODIFIED ACCORDINGLY, PROVIDED THAT THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AMOUNT OF LANDSCAPING AND THE MINIMUM DISTANCE TO THE NEAREST ADJACENT LINES ARE NOT DIMINISHED.
- RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE, BUT ARE NOT LIMITED TO: PARKS; PLAZAS; LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT WATER FEATURES; OUTSIDE EATING AREAS; AN EXTENSIVE PEDESTRIAN / BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND EXTENSIVE LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS, ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.
- THE PROJECT WILL MEET MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE-GRADE PARKING STRUCTURES, BELOW-GRADE PARKING STRUCTURES, AND SURFACE SPACES AND, TO THE EXTENT AUTHORIZED, SURFACE SPACES ON THE ADJACENT PARCEL (THE #48-3-3 (11)-11A). THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF PRESERVATION. (SEE CDP/FDP)
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH 2.0, ARTICLE 13 AS SHOWN ON SHEET 3 UNLESS MODIFIED BY THE DIRECTOR OF DPW & ES.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND NO MAJOR UNDERGROUND UTILITY EASEMENTS ON THE PROPERTY.
- APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-508 OF FAIRFAX COUNTY ORDINANCE.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE SUBJECT PROPERTY MAY BE DEVELOPED WITH PRINCIPAL USES PERMITTED IN THE PRM AND PDC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SEE PROFFERS FOR SPECIFIC SECONDARY USES THAT MAY BE DEVELOPED ON THE SUBJECT PROPERTY. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN THE PRM AND THE PDC DISTRICTS SHALL BE PERMITTED AS APPROVED.
- IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL PRIVATE ROADS MAY CHANGE PROVIDED THEY CONFORM TO STANDARDS SPECIFIED IN THE PUBLIC FACILITIES MANUAL (PFM), AS MAY BE MODIFIED AND AS APPROVED BY DPWES. ALL PRIVATE ROADS WILL COMPLY WITH THE FIRE MARSHAL REQUIREMENTS.
- THE SUBJECT PROPERTY MAY BE SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING, AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OF THE FDP OR PRELIMINARY PLAN. THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION WILL BE SPECIFIED IN THE PROFFERED CONDITIONS.
- NONE OF THE ADU UNITS WILL BE PROVIDED IN HIGH RISE RESIDENTIAL BUILDINGS; EVEN THOUGH THESE ARE EXEMPT BUILDINGS, ADUS ATTRIBUTABLE TO THEM ARE BEING PROVIDED IN OTHER RESIDENTIAL BUILDINGS.
- ALL BUILDINGS TALLER THAN 35' HAVE AT LEAST TWO LEVELS OF PARKING BENEATH THEM, WHETHER AT OR BELOW GRADE.
- BASED UPON FINAL ENGINEERING AND ARCHITECTURAL DESIGN, THE NUMBER AND/OR LOCATION OF LOADING SPACES MAY VARY FROM THAT SHOWN ON THE CDP/FDP. HOWEVER, THE MINIMUM NUMBER OF LOADING SPACES, AS MAY BE MODIFIED WITH THIS APPROVAL, SHALL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN EXCESS OF THAT SHOWN HEREON.

D. PARCEL A&D CDPA / FDPA SITE TABULATIONS

EXISTING ZONING: PDC, PRM, H-C

PROPOSED ZONE: PDC, PRM, AND H-C

TOTAL SITE AREA:

31.36846 AC

1,365,410 SF (INCLUDING VACATED ROW AND DEDICATION W/ RESERVED DENSITY)

PRM DISTRICT AREA: 314,911 SF (7.22936 AC)
PDC DISTRICT AREA: 1,051,499 SF (24.13910 AC)

	FAR	GFA
ALLOWABLE PER COMPREHENSIVE PLAN	1.20	1,639,692
MAXIMUM ADU BONUS DENSITY (17% PER FCZO SECTION 2-800)	0.12	165,698
MAXIMUM WORKFORCE HOUSING BONUS DENSITY	0.06	87,722
TOTAL DENSITY	1.39	1,893,112 (SEE PROFFERS)

OVERALL DENSITY RANGES (SEE PROFFERS AND NOTE 17)*

RESIDENTIAL =	550,000 - 1,205,112	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	370,000 - 675,000	GFA
THEATER & RELATED USES =	70,000 - 120,000	GFA
OFFICE & RELATED USES=	0 - 171,000	GFA
HOTEL & RELATED USES=	0 - 364,000	GFA
OVERALL DENSITY	1,010,000 - 1,893,112	GFA

PRM DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)

RESIDENTIAL =	360,000 - 550,000	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	60,000 - 92,000	GFA
OFFICE AND RELATED USES =	0 - 10,000	GFA
PRM OVERALL DENSITY =	400,000 - 610,000	GFA

PDC DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)* - (PARCELS A&D IN THIS DISTRICT)

RESIDENTIAL =	0 - 754,712	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	310,000 - 615,000	GFA
THEATER & RELATED USES =	70,000 - 120,000	GFA
OFFICE & RELATED USES=	0 - 171,000	GFA
HOTEL & RELATED USES=	0 - 364,000	GFA
PDC OVERALL DENSITY=	635,000 - 1,442,712	GFA

* ALSO APPLIES TO ALTERNATIVE LAYOUTS FOR PARCELS A & B AS DEPICTED ON SHEETS 8, 9, 13, & 14.

☁ = CHANGED

ORIGINAL ZONING B. SITE TABULATIONS

EXISTING ZONING: I-4, I-5, H-C

PROPOSED ZONE: PDC, PRM, AND H-C

SITE AREA

PARCEL 1 (80A)

PARCEL 2 (80B)

ESKRIDGE PROPERTY E & A (81A & 82A):

AREA 1 (PROPOSED HILLTOP STREET VACATION): (80D)

ESKRIDGE ROAD (PROPOSED STREET VACATION): (82B)

PORTION OF ABANDONED STRAWBERRY LANE (80C):

TOTAL SITE AREA:

PRM DISTRICT AREA: 314,911 SF (7.22936 AC)

PDC DISTRICT AREA: 1,051,499 SF (24.13910 AC)

ALLOWABLE PER COMPREHENSIVE PLAN

MAXIMUM ADU BONUS DENSITY (17% PER FCZO SECTION 2-800)

MAXIMUM WORKFORCE HOUSING BONUS DENSITY

TOTAL DENSITY

OVERALL DENSITY RANGES (SEE PROFFERS AND NOTE 17)*

RESIDENTIAL =	550,000 - 1,205,112	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	370,000 - 675,000	GFA
THEATER & RELATED USES =	70,000 - 120,000	GFA
OFFICE & RELATED USES=	0 - 171,000	GFA
HOTEL & RELATED USES=	0 - 364,000	GFA
OVERALL DENSITY	1,010,000 - 1,893,112	GFA

PRM DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)

RESIDENTIAL =	360,000 - 550,000	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	60,000 - 92,000	GFA
OFFICE AND RELATED USES =	0 - 10,000	GFA
PRM OVERALL DENSITY =	400,000 - 610,000	GFA

PDC DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)*

RESIDENTIAL =	0 - 754,712	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	310,000 - 615,000	GFA
THEATER & RELATED USES =	70,000 - 120,000	GFA
OFFICE & RELATED USES=	0 - 171,000	GFA
HOTEL & RELATED USES=	0 - 364,000	GFA
PDC OVERALL DENSITY=	635,000 - 1,442,712	GFA

* ALSO APPLIES TO ALTERNATIVE LAYOUTS FOR PARCELS A & B AS DEPICTED ON SHEETS 8, 9, 13, & 14.

AVERAGE GROSS RESIDENTIAL UNIT SIZE = 1,100 GSF (SEE PROFFERS)

PDC DISTRICT

MINIMUM PDC DISTRICT SIZE:

ZO REQUIREMENT
SITE MUST YIELD A MINIMUM
OF 100,000 GFA

PROVIDED
24.14 AC, DEVELOPMENT YIELDS
AT LEAST 1,035,000 GFA

MINIMUM PDC LOT WIDTH:

MAXIMUM PERMITTABLE BUILDING HEIGHT:

MAXIMUM PERMITTABLE BUILDING HEIGHT:

NONE
NONE
(115-FOOT PER COMP PLAN)

AS SHOWN
AS SHOWN
UP TO 95-FOOT, WITH
UP TO THREE BUILDINGS
UP TO 115 FEET

MAXIMUM PERMITTABLE FAR:

1.5 (PDC)

1.37 WITH ADUS AND ADU RELATED
DENSITIES, WORKFORCE HOUSING
UNITS, AND WORKFORCE
HOUSING-RELATED DENSITIES (SEE PROFFERS)

REQUIRED PDC OPEN SPACE:

OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH

15%

23% OR ±241,000 SF (INCLUDING ±75,000 SF OR 1.7218 AC
OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH
PARK, 27,000 SF, THEATER MEWS, 8000 SF, AND
RESTAURANT GARDEN, 1,000 SF, AND RESIDENTIAL AMENITY
AREA, 39,000 SF)

PRM DISTRICT

MINIMUM PRM DISTRICT SIZE:

ZO REQUIREMENT
2 AC., PROVIDED THE PROPOSED
DEVELOPMENT IS IN ACCORDANCE
WITH THE ADOPTED COMPREHENSIVE PLAN

PROVIDED
7.23 AC

MINIMUM PRM LOT AREA:

MINIMUM PRM LOT WIDTH:

MAXIMUM PERMITTABLE BUILDING HEIGHT:

MAXIMUM PERMITTABLE FAR:

NONE
NONE
(115-FOOT PER COMP PLAN)
3.0 (PRM)

AS SHOWN
AS SHOWN
UP TO 75 FEET
1.94 WITH ADUS AND ADU RELATED
DENSITIES, WORKFORCE HOUSING UNITS AND
WORKFORCE HOUSING-RELATED DENSITIES (SEE
PROFFERS).

REQUIRED PRM OPEN SPACE:

20%

35% OR ±110,000 SF (INCLUDING ±65,000 SF
(1.4922 AC) OF DEVELOPED LANDSCAPED/HARDSCAPED
RECREATION AREA WHICH INCLUDES SOUTH PARK, 22,000 SF,
AND RESIDENTIAL AMENITY AREA, ±43,000 SF).

C. AFFORDABLE HOUSING TABULATIONS

- ASSUMPTIONS: THE COMPREHENSIVE PLAN CALLS FOR TOWN CENTER DEVELOPMENT WITH AN FAR OF 1.2 FAR (OPTION 2) EXCLUSIVE OF ADU DENSITY. WITH THE 17% BONUS DENSITY FOR PROVIDING AFFORDABLE DWELLING UNITS, THE PROPOSED DEVELOPMENT COULD HAVE AN FAR OF UP TO 1.32. THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP, NOT FOR THE DEVELOPMENT OPTIONS ON SHEETS 8-9. SEE SHEET 8 FOR THE ADU TABULATION CORRESPONDING TO THOSE ALTERNATIVE DEVELOPMENT OPTIONS. RESIDENTIAL IS COMPRISED OF 635 MULTI-FAMILY DWELLING UNITS WITH AN AVERAGE SQUARE FOOTAGE OF 1,100 (SEE PROFFERS). WITH 32 AFFORDABLE DWELLING UNITS (ADU) (SEE PROFFERS) AND ADU BONUS OF 78 UNITS, FOR A TOTAL OF RESIDENTIAL UNITS COMPRISED OF 743 MULTI-FAMILY DWELLING UNITS. THE MULTI-FAMILY BUILDINGS HAVE ELEVATORS AND STRUCTURED PARKING.

- OVERALL DENSITY OF PROPOSAL: 743 = 23.68 DWELLING UNITS PER ACRE @ 31.37 ACRES

- CALCULATION OF DENSITY RANGE:

RESIDENTIAL MIX PROPORTION = $\frac{817,830 \text{ GFA}}{1,639,693 \text{ GFA}} = 49.88\%$

SIZE OF SITE x FAR x (RESIDENTIAL MIX %) = MAXIMUM ALLOWABLE RESIDENTIAL SQUARE FOOTAGE

UPPER END OF DENSITY RANGE:
 $\frac{1,368,411 \text{ GFA} \times 1.2 \text{ FAR} \times 49.88\%}{(1100 \text{ GFA/DU})} = 23.70 \text{ DU/AC}$

LOWER END OF DENSITY RANGE:
 $(50\%)(23.70 \text{ DU/AC}) = 11.85 \text{ DU/AC}$

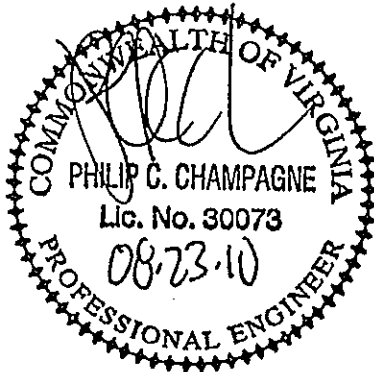
UPPER END OF DENSITY RANGE = 23.70 DWELLING UNITS PER ACRE
LOWER END OF DENSITY RANGE = 11.85 DWELLING UNITS PER ACRE

- ADU CALCULATION
FOUR STORY MULTI-FAMILY WITH ELEVATORS AND STRUCTURED PARKING (17% BONUS PER PART 8 SECTION 2)

UPPER END OF ADJUSTED DENSITY RANGE = $(23.70 \text{ DU/AC})(1.17 \text{ BONUS}) = 27.73 \text{ DWELLING UNITS PER ACRE}$
LOWER END OF ADJUSTED DENSITY RANGE = $(50\%)(27.73 \text{ DU/AC}) = 13.87 \text{ DWELLING UNITS PER ACRE}$
 $\frac{23.70 - 11.85}{27.73 - 13.87} = \frac{11.85}{13.86} = 0.85 \times 5\% = 4.27\%$

4.27% x 743 = 31.73 ROUNDED UP TO 32 ADUS

NOTE: THE ABOVE CALCULATION REPRESENTS THE APPLICANT'S REQUIRED ADUS. THE APPLICANT HAS PROFFERED TO PROVIDE ADUS OF 5% OF ALL NON-BONUS MARKET-RATE RESIDENTIAL UNITS.



17.) REV. 12-17-2010

16.) 12-03-2010

Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BO)X(PC) Approval Jan 13, 2011
Sheet 2 of 59

Concurrent w/ PCA 2005-PR-041



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GPS SERVICES

VIKA INCORPORATED
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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT
PLAN AMENDMENT
NOTES AND TABULATIONS

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISE 10/11/10
15.) REVISE 11/05/2010

DATE: 12/15/05

BC

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NO.

48

D. PARKING TABULATIONS (SEE SHEET 2 NOTE #19)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP, NOT FOR THE DEVELOPMENT OPTIONS SHOWN ON SHEETS 8 AND 9, WHICH ARE TABULATED SEPARATELY ON THOSE SHEETS. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE ^{f,g}			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	57,500	690	584
RETAIL ^b	50,500	202	171
PROPOSED THEATER/ACCESSORY USES ^c	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

NORTHEAST PARKING ZONES: EATING ESTABLISHMENT/RETAIL ALLOCATION			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	43,000	516	520
RETAIL ^{d,e,f (note)}	415,000	1,660	1,660
OFFICE ^{d,e,f (note)}	141,000	437	496
HOTEL	100,203	154	154
TOTAL	699,203	2,767	2,830

RESIDENTIAL PARKING ^h			
	GFA	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,658	+/-123	247
PARCEL E	135,658	+/-123	247
PARCEL F	262,400	+/-239	477
PARCEL G	266,000	+/-263	525
PARCEL H	104,000	+/-95	188
TOTAL	903,716	+/-842 UNITS	1,685

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,830,919	6,003	6,403

Note: Office computations assume 24,000 sf parked per (d) and 117,000 parked per (e) - as noted and allowed by proffers, final parking requirements and ratios to be established with final design

PARKING NOTES:
APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON THIS SHEET. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MAKE CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

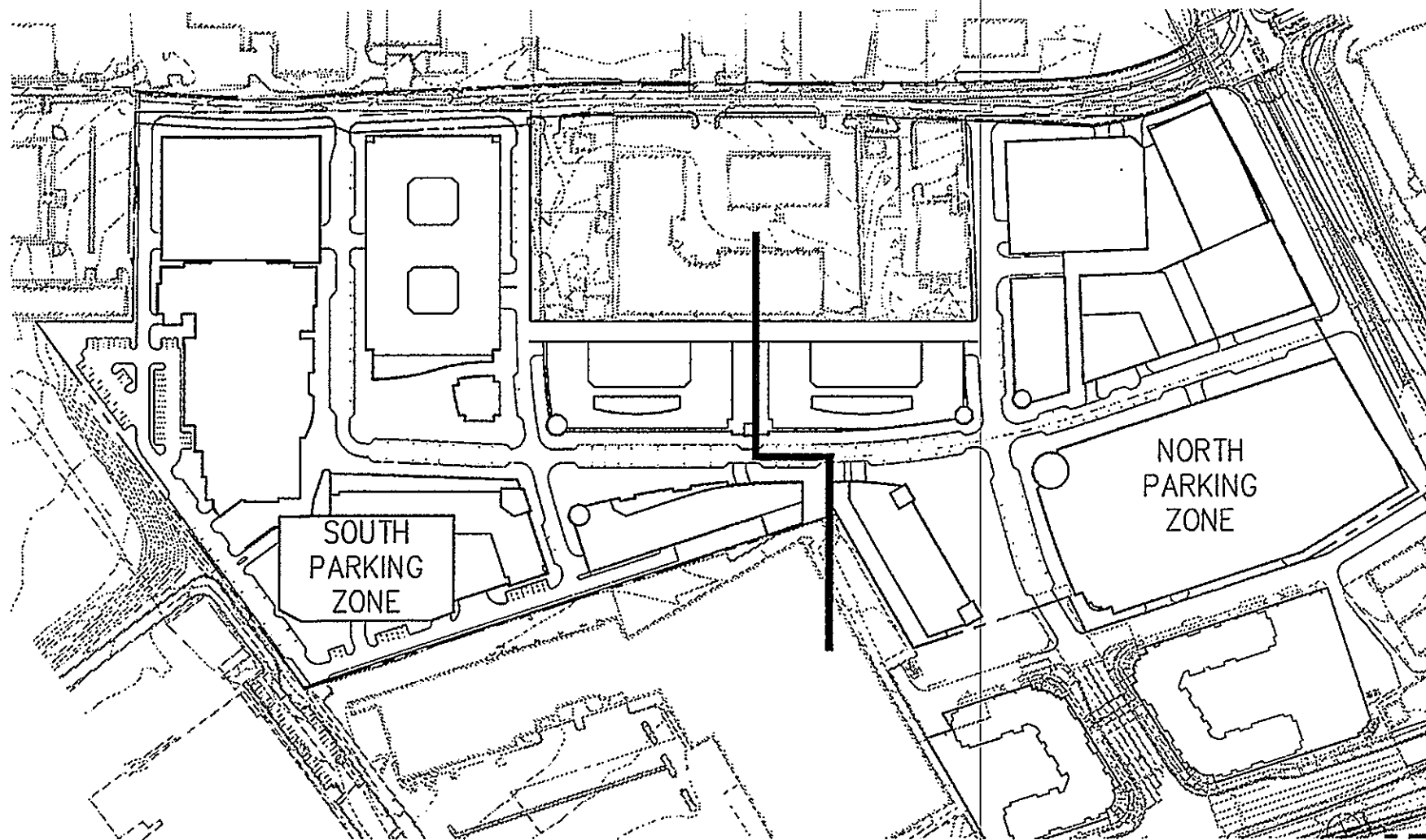
- EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.
- RETAIL IN EACH OF THE TWO PARKING ZONES WILL BE PARKED IN ACCORDANCE WITH SECTION 11-104.23.B OF THE Z.O.
- THEATER REQUIRED BY Z.O. IS THREE-TENTHS SPACES (0.3) SPACES PER SEAT.
- OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.
- HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.
- RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.
- PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE Z.O. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

	REQUIRED**	PROVIDED
PARCEL A	21	2
PARCEL B	20	10
PARCEL C	4	2
PARCEL D	6	2
PARCEL E	4	2
PARCEL F	4	2
PARCEL G	6	2
PARCEL H	5	2
PARCEL I	8	2
TOTAL	78 SPACES	26 SPACES

** (PER SECTION 11-203, THE PROVISION OF THIS PART SHALL HAVE GENERAL APPLICATIONS AS DETERMINED BY THE DIRECTOR)

** LOADING REQUIRED PER PAR. 2 OF ARTICLE 11 OF Z.O.
DWELLING, MULTIPLE FAMILY : 1 SPACE FOR THE 1ST 25,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 100,000 SF.
EATING ESTABLISHMENT : 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 25,000 SF. RETAIL: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF. OFFICE: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF. PROPOSED THEATER: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF. HOTEL: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF.

APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LOADING SPACES IN EXCESS OF THOSE REQUIRED / PROVIDED IN THE SUBJECT APPLICATION



SHOPPING CENTER PARKING EXHIBIT

E. PARK TABULATIONS

	ACRES	GFA
SOUTH PARK	+/-22,000 SF	0.505 AC
RESTAURANT GARDEN	+/- 1,000 SF	0.023 AC
THEATER MEWS	+/- 8,000 SF	0.184 AC
NORTH PARK*	+/-27,000 SF	0.620 AC
TOTAL	+/-58,000 SF	1.331 AC

*NOTE: IN COMBINATION WITH UNIWEST PARK AREA (+/- 16,561 SF), TOTAL NORTH PARK SIZE IS +/- 43,561 SF OR 1.00 AC.

F. TREE COVER TABULATIONS

PRM
314,911 SF PRM SITE AREA
= 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+6 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =2,250 SF
+8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.6%) PROVIDED TREE COVERAGE

PDC
THIS TABULATION IS FOR THE BASE OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP. FOR OTHER OPTIONS, SEE SHEETS 8 AND 9.

1,051,498 SF PDC SITE AREA
= 442,700 SF BUILDING FOOTPRINTS FOR ZONING
= 608,798 SF ADJUSTED PDC SITE AREA
X 10% REQUIRED TREE COVERAGE IN PDC DISTRICT
= 60,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PDC ZONE
238 TYPE IV TREES X 250SF/TREE= 59,500 SF
+21 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =7,875 SF
+3 TYPE III TREES X175 SF= 525 SF
= 67,900 SF (11.2%) PROVIDED TREE COVERAGE

*PER FCZ012-0501.10D

G. INTERIOR PARKING LOT LANDSCAPE TABULATIONS

EAST DECK
AREA TO BE COUNTED= 50,478 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,524 SF
TOTAL SHADE TREE COVER PROVIDED (11 TREESX250SF)=2,750 SF

SOUTHERN SURFACE LOT
AREA TO BE COUNTED=9,314 SF
INTERIOR LANDSCAPING REQUIRED (5%)=466 SF
TOTAL SHADE TREE COVER PROVIDED (2 TREESX250SF)=500 SF

PARCEL A DECK, OPTION 1
AREA TO BE COUNTED= 42,897 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,145 SF
TOTAL SHADE TREE COVER PROVIDED (9 TREESX250 SF)= 2,250 SF

PARCEL B DECK, OPTION 1
AREA TO BE COUNTED= 62,826 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 3,391 SF
TOTAL SHADE TREE COVER PROVIDED (14 TREESX250 SF)= 3,500 SF

PARCEL G DECK
AREA TO BE COUNTED= 22,093 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,105 SF
TOTAL SHADE TREE COVER PROVIDED (5 TREESX250 SF)= 1,250 SF

WEST DECK
AREA TO BE COUNTED= 51,839 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,592 SF
TOTAL SHADE TREE COVER PROVIDED (11 TREESX250SF)=2,750SF

SOUTHERN SURFACE LOT
AREA TO BE COUNTED= 15,155 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 758 SF
TOTAL SHADE TREE COVER PROVIDED (4 TREESX250 SF)= 1,000 SF

PARCEL A DECK, OPTION 2
AREA TO BE COUNTED= 51,082 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,554 SF
TOTAL SHADE TREE COVER PROVIDED (11 TREESX250 SF)= 2,750 SF

PARCEL B DECK, OPTION 2
AREA TO BE COUNTED= 39,408 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,970 SF
TOTAL SHADE TREE COVER PROVIDED (8 TREESX250 SF)= 2,000 SF

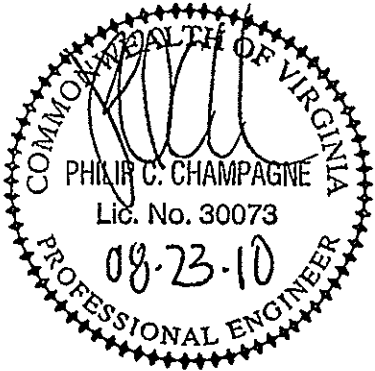
H. WAIVERS AND MODIFICATIONS
(PREVIOUSLY GRANTED TO BE REAFFIRMED)

- THE APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PAR. 2 OF SECT. 11 - 302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.
- PURSUANT TO SECT. 11-201 AND PAR. 4 OF SECT. 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS AND OFFICE SPACE IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.
- PURSUANT TO PAR.1 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS IS REQUESTED ALONG THE SOUTHERLY AND EASTERLY PORTIONS OF PROPERTY LINES TO THAT SHOWN HEREON. SEE SHEETS 29 THROUGH 33 FOR PROPOSED SCREENING.
- PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, THE APPLICANT REQUESTS A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN USES WITHIN THE SITE TO BE ZONED PDC & PRM.
- THE APPLICANT REQUESTS A WAIVER (WAIVER #0561-WPFM-002-1 -(2/14/06)) TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR ALL PROPOSED RESIDENTIAL DEVELOPMENT PURSUANT TO SECTION 6 OF SECTION 0303.8 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).
- THE APPLICANT REQUESTS A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY PROPERTY FRONTAGE. A WAIVER IS HEREBY REQUESTED BECAUSE NO SERVICE DRIVE SHOWN ON THE COMPREHENSIVE PLAN (MERRIFIELD SUBURBAN CENTER AREA) ON EITHER SIDE OF THE SUBJECT PROPERTY.
- THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECT.11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.
- THE APPLICANT REQUESTS A MODIFICATION TO ALLOW SECONDARY USE (RESIDENTIAL) UP TO 76% OF PRINCIPAL USE IN THE PDC ZONE PURSUANT PARAGRAPH 5 OF SECTION 6-206.
- THE APPLICANT REQUESTS MODIFICATION OF SECTION 7-0802.2 OF THE PUBLIC FACILITIES MANUAL AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING STALLS SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
- THE APPLICANT REQUESTS A WAIVER OF THE 4 FOOT PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENT NORTH OF PARCEL G, WEST OF PARCELS C AND E, AND ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINES IN ACCORDANCE WITH ARTICLE 13-202-3A AND B.
- THE APPLICANT REQUESTS A MODIFICATION OF THE ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE ANY FURTHER INTERPARCEL ACCESS BEYOND THAT INDICATED ON THE CDP/FDP.
- THE APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 17-201-4 REQUIREMENT FOR DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS, EXISTING ROADS ON NEW ALIGNMENTS, AND PROPOSED ROADS ALONG LEE HIGHWAY AS INDICATED ON THE COMPREHENSIVE PLAN OR AS REQUIRED BY THE DIRECTOR, TO THAT SHOWN HEREON.
- THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MATERIALS AND WIDTH (10 FEET) OF THE PROPOSED TRAIL ALONG LEE HIGHWAY SHOWN ON THE COMPREHENSIVE PLAN TRAILS MAP TO THAT SHOWN HEREON.

Application No. FDPA 2005-PR-041 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (805)(PC) Approval Jan 13, 2011
Sheet 3 of 59

Concurrent w/ PCA 2005-PR-041



17.) REV. 12-17-2010
16.) 12-03-2010

CONCEPTUAL DEVELOPMENT
PLAN AMENDMENT
NOTES AND TABULATIONS

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIKA REVISIONS

- 1.) REVISED 4/7/06
- 2.) REVISED 4/27/06
- 3.) REVISED 10/02/06
- 4.) REVISED 11/06/06
- 5.) REVISED 12/15/2006
- 6.) REVISED 01/12/07
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- 11.) REVISED 10/1/07
- 12.) REVISED 6/08/10
- 13.) REVISED 8/23/10
- 14.) Revise 10/11/10
- 15.) Revise 11/05/2010

DATE: 12/15/05
DES. BC DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 3 OF 48

THIS SHEET UNCHANGED AS DESCRIBED ON
THE COVER SHEET



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 203 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)781-2787
MCLEAN, VA GERMANTOWN, MD

- 1) THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 49-3 AS TAX MAP NUMBER 49-3-01-0080A, 49-3-01-0080B, 49-3-01-0080C, 49-3-01-0081A, AND 49-3-01-0082A AND IS ZONED 1-A AND 1-S.
- 2) THE SUBJECT PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF: VIRGINIA NORFOLK AND WELLS FARGO BANK, N.A.
- 3) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF: NATIONAL AUTOMOBILES, INC., BY DEED RECORDED IN D.B. 1564 AT PG. 442, D.B. 1163 AT PG. 254, AND D.B. 17075 AT PG. 471 (PARCELS 80A, 80B AND 80C) AND 17076 AT PG. 472 (PARCELS 80D AND 80E) OF THE DELTA COUNTY TAX MAP PG. 76 AND D.B. 15719 AT PG. 82 (PARCELS 81A AND 82A), ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAPS AND FLOOD ZONE MAPS, SIGNED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. 05-3680 WITH AN EFFECTIVE DATE OF MARCH 1, 2005.

TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION

COMMITMENT NO: 05-3680

EFFECTIVE DATE: MARCH 1, 2005

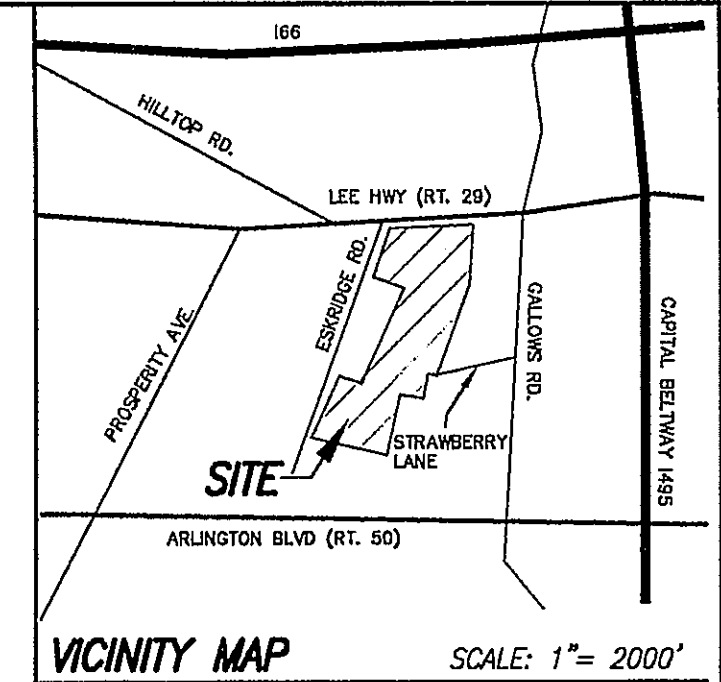
THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH:

ITEM 7.) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 1212 AT PAGE 91, IN DEED BOOK 3156 AT PAGE 233.

ITEM 11.) STORM WATER DETENTION AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 6247 AT PAGE 243.

ITEM 12.) STORM DRAINAGE MAINTENANCE AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 6303 AT PAGE 479.

CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33



VIA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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8160 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VA 22102
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MCLEAN, VA
GERMANTOWN, MD.

MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

KA REVISIONS | EX

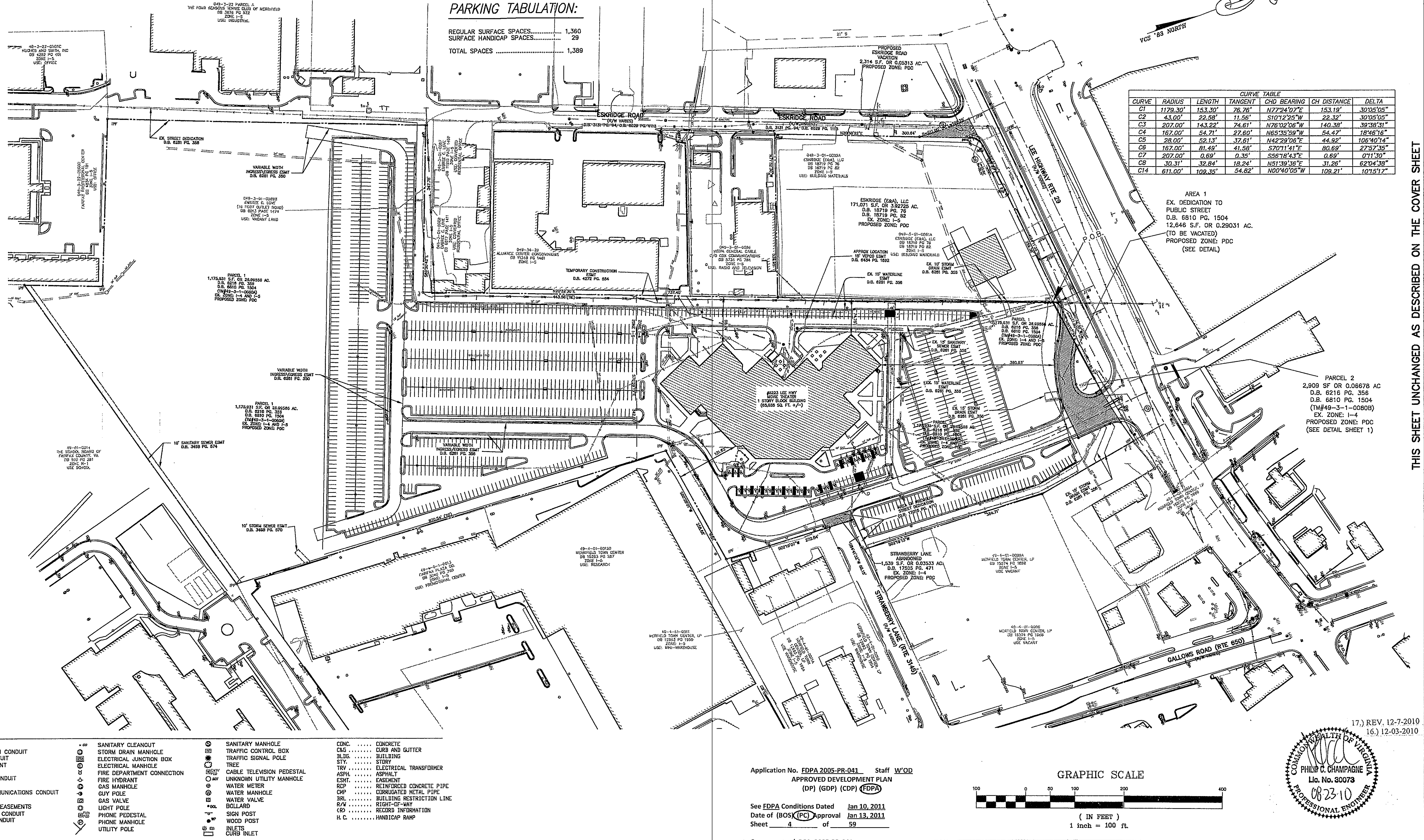
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| REVISED 11/06/06 | |
| REVISED 12/15/2006 | |
| REVISED 01/12/07 | |
| REVISED 3/8/07 | |
| REVISED 6/1/07 | |
| REVISED 7/16/07 | |
| REVISED 8/22/07 | |
| REVISED 10/1/07 | |
| REVISED 6/08/10 | |
| REVISED 8/23/10 | |
| Revise 10/11/10 | |
|) Revise 11/05/2010 | |

DATE: SEPT 22, 2005		6575'
S. MH	DWN. KED	

SCALE: 1"=100'

PROJECT/FILE NO. 6575-SV	Training/F
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EET NO.
4 OF 48



CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

PARCEL A AND D CDPA TABULATIONS

Parcel	District (PRM / PDC)	Min Retail (sq. ft. GFA)	Max Retail (sq. ft. GFA)	Min Office (sq. ft. GFA)	Max Office (sq. ft. GFA)	Min Hotel (sq. ft. GFA)	Max Hotel (sq. ft. GFA)	Min Residential (sq. ft. GFA)	Max Residential (sq. ft. GFA)	Min Theatre (sq. ft. GFA)	Max Theatre (sq. ft. GFA)	Parcel (sq. ft. GFA)
PARCEL A	PDC	37,000	85,000	0	170,000	0	120,000	0	0	0	0	300,000
PARCEL D	PDC	15,000	35,000	0	0	0	0	0	0	10,000	65,000	89,000
Overall Site												
		Min Retail (sq. ft. GFA)	Max Retail (sq. ft. GFA)	Min Office (sq. ft. GFA)	Max Office (sq. ft. GFA)	Min Hotel (sq. ft. GFA)	Max Hotel (sq. ft. GFA)	Min Residential (sq. ft. GFA)	Max Residential (sq. ft. GFA)	Min Theatre (sq. ft. GFA)	Max Theatre (sq. ft. GFA)	Site Max (sq. ft. GFA)*
		52,000	120,000	0	170,000	0	120,000	0	0	10,000	65,000	383,000

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
DN = DOWN
RES = RESIDENTIAL
PKG = PARKING

LEGEND

- L = LOADING AREA
- ↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- ▨ = BUILDING ABOVE RETAIL
- ▩ = RETAIL /PARKING GARAGE
- ▧ = PRM ZONE
- ★ = POTENTIAL ARCHITECTURAL FEATURE

Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS)(PC) Approval Jan 13, 2011
Sheet 5 of 59
Concurrent w/ PCA 2005-PR-041

RZ-2005-PR-U41
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CONCEPTUAL DEVELOPMENT
PLAN AMENDMENT

VIKA REVISIONS

- 1.) REVISED 4/7/06
- 2.) REVISED 4/27/06
- 3.) REVISED 10/02/06
- 4.) REVISED 11/06/06
- 5.) REVISED 01/12/07
- 6.) REVISED 3/8/07
- 7.) REVISED 6/1/07
- 8.) REVISED 7/16/07
- 9.) REVISED 8/22/07
- 10.) REVISED 10/1/07
- 11.) REVISED 6/08/10
- 12.) REVISED 8/23/10
- 13.) REVISED 10/11/10
- 14.) REVISED 11/5/10
- 15.) REVISED 12/3/10

DATE: DEC 7, 2005
DES. JFA DWN. RJB

SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 5 OF 48

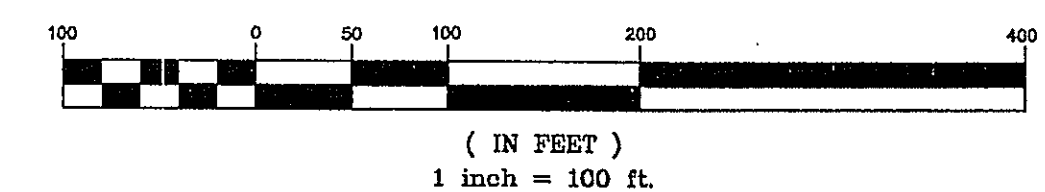
ORIGINAL TABULATIONS

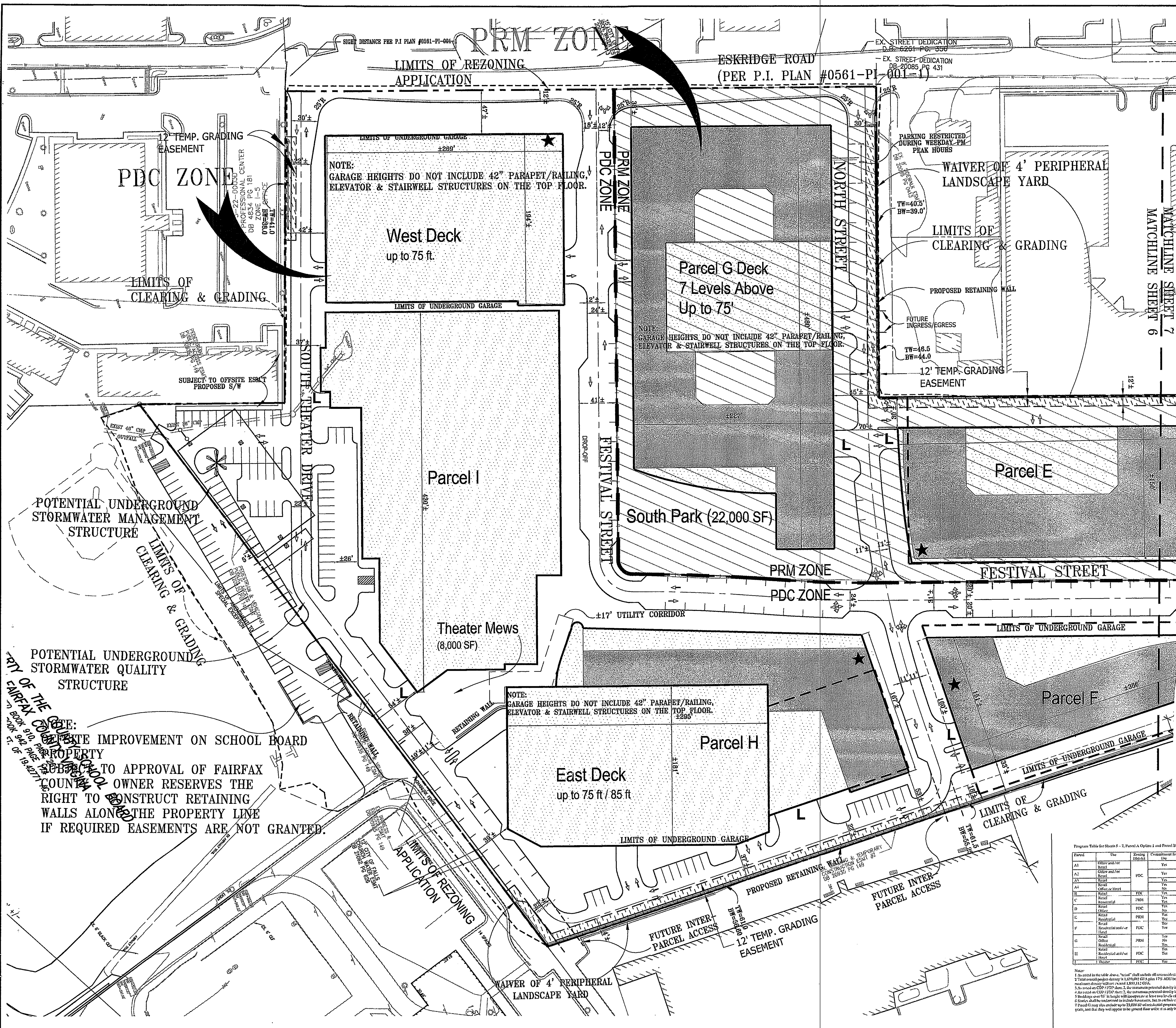
Parcel	Use	Zoning District	Commitment for Use	Use Intensity (Units/GFA)	Min. Height (Stories/Ft)	Max. Height (Stories/Ft)	Overall Parcel Density (Units/GFA)	Sheet Reference for Building Illustration	Detail / Sheet Reference for Parcel Structure
A1	Office and/or Retail	PDC	Yes	50 - 100	3 St./130'	6 St./185'	165 - 340/k	16	204, 408, 718, 400
A2	Office and/or Retail	PDC	Yes	42 - 43.5	3 St./130'	3 St./130'			
A3	Retail	PDC	Yes	40 - 50	3 St./130'	3 St./130'			
A4	Office and/or Retail	PDC	Yes	13 - 20	2 St./130'	10 St./195'			
B	Retail	PDC	Yes	125 - 255	2 St./130'	3 St./130'	175 - 285/k	20	225, 420, 311, 932
C	Retail	PRM	Yes	80 - 130	4 St./145'	5 St./175'	100 - 164/k	22	715, 419
D	Retail	PDC	Yes	80 - 130	2 St./130'	3 St./130'	35 - 83/k	23	331, 332
E	Office	PRM	Yes	20 - 24	4 St./145'	5 St./175'	100 - 164/k	22	528, 403
F	Retail and/or Office	PDC	Yes	15 - 20	4 St./145'	11 St./115'	106 - 323/k	23	329, 202
G	Retail	PRM	Yes	20 - 30	4 St./145'	6 St./175'	200 - 206/k	24	520, 620, 210, 311
H	Retail	PDC	Yes	80 - 150	4 St./145'	8 St./190'	100 - 186/k	25	649, 500, 203
I	Theater	PDC	Yes	70 - 120	50'	50'	520, 350, 251, 333		

Notes:
1. As noted in the table above, "retail" shall include all non-residential uses called out in the prefixes, excepting office, theater and hotel.
2. Total overall project density is 1,639,092 GFA plus 17% ADU housing density plus 7% workforce housing density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,690,112 GFA.
3. As noted on CDPA/FDPA sheet 2, the maximum potential density in the PRM zone is 640,000 GFA.
4. As noted on CDPA/FDPA sheet 2, the maximum potential density in the PDC zone is 1,472,712 GFA.
5. Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6. Studies shall be undertaken to include easements, but to exclude easement and encroachments.
7. Parcel F may also include up to 25,000 SF of residential program in either above, on, or below the ground level. The density of the 250,000 SF of residential program is shown in the table above. Note that the units that occupy this space will have finish floor elevations at or above the adjacent site finish grade, and that they will appear to be ground floor units; it is only because of the 250'000 SF density and the topography that these units will occupy cellar space.

*NOTE: SEE SHEET 29 FOR PROPERTY LINE SECTIONS WITH AND WITHOUT RETAINING WALL.

GRAPHIC SCALE





ABBREVIATIONS

- R/W = RIGHT OF WAY
- SF = SQUARE FEET
- PI = POINT OF INTERSECTION
- REST = Eating Establishment
- DN = DOWN
- RES = RESIDENTIAL
- PKG = PARKING

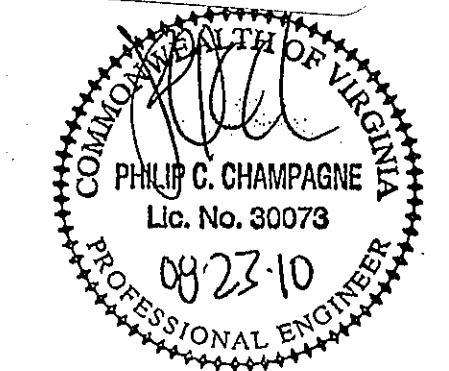
LEGEND

- L = LOADING AREA
- ↓ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Pattern] = BUILDING ABOVE RETAIL
- [Pattern] = RETAIL / PARKING GARAGE
- [Pattern] = PRM ZONE
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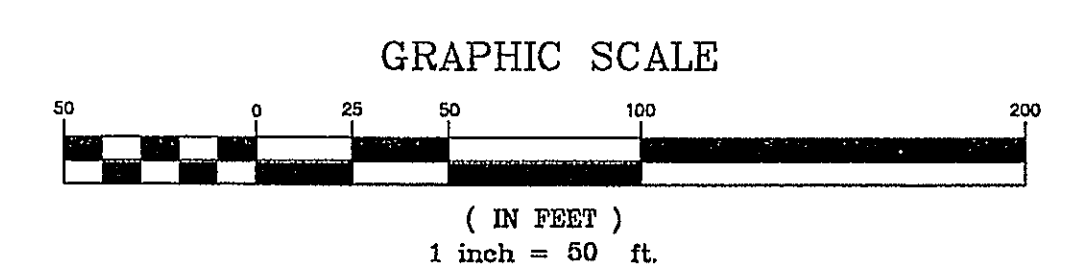
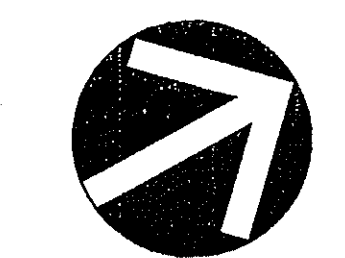
*NOTE: SEE SHEET 29 FOR PROPERTY LINE SECTIONS WITH AND WITHOUT RETAINING WALL.

CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS)(PC) Approval Jan 13, 2011
Sheet 6 of 59
Concurrent w/ PCA 2005-PR-041



THIS SHEET UNCHANGED
AS DESCRIBED ON THE COVER SHEET



Program Table for Sheets 5 - 7, Parcel A Option 1 and Parcel B Option 1: Departmental Review on Parcel B

Parcel	Use	Zoning	Commitment for Use	Use Intensity Range (GFA)	Min. Height (ft) (Min/Max)	Max. Height (ft) (Min/Max)	Overall Parcel Density (GFA/acre)	Sheet Reference for Building Footprint	Detail Sheet Reference for Parking/Driveway
A1	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
A2	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
A3	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
A4	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
B	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
C	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
D	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
E	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
F	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
G	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
H	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010
I	Office and retail	Yes	Yes	42-63%	2.91 / 3.97	3.38 / 4.50	105-880E	16	2024-2026, 2028, 4010

NOTE: THE SITE OWNER RESERVES THE RIGHT TO CONSTRUCT RETAINING WALLS ALONG THE PROPERTY LINE IF REQUIRED EASEMENTS ARE NOT GRANTED.

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
FAIRFAX, VA 22031
(703) 442-7800 • FAX (703) 761-2787
McLEAN, VA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

FINAL DEVELOPMENT
PLAN AMENDMENT

VIKA REVISIONS

1.)	REVISED 4/7/06
2.)	REVISED 4/27/06
3.)	REVISED 10/02/06
4.)	REVISED 11/05/06
5.)	REVISED 01/12/07
6.)	REVISED 3/8/07
7.)	REVISED 6/1/07
8.)	REVISED 7/16/07
9.)	REVISED 8/22/07
10.)	REVISED 10/1/07
11.)	REVISED 6/08/10
12.)	REVISED 8/23/10
14.)	Revise 10/11/10
15.)	Revise 11/05/2010
16.)	Revise 12-03-2010

DATE: DEC 15, 2005

DES.	JFA	DWN.	RJB
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SCALE: 1"=50'

PROJECT/FILE NO. 6575

SHEET NO. 6 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_100.dwg 6/4/2010 9:17:08 AM EDT

ESKRIDGE ROAD
(PER P.I. PLAN #0561-PI-001-1)

PDC ZONE

EX 7" TEMPORARY
CONSTRUCTION STRIP
FOR GAS LINE
DB 5536 PG 1384

SEE SHEET 9A FOR
ALTERNATE INTERSECTION
LAYOUT

LIMITS OF CLEARING
& GRADING

CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
DN = DOWN
RES = RESIDENTIAL
PKG = PARKING

LEGEND

L = LOADING AREA
↑ = GARAGE ENTRANCE
* = POTENTIAL SWM STRUCTURE
[Pattern] = BUILDING ABOVE RETAIL
[Pattern] = RETAIL / PARKING GARAGE
[Pattern] = PRM ZONE
★ = POTENTIAL ARCHITECTURAL FEATURE

SEE SHEET 8
FOR ALTERNATE LAYOUT OPTIONS
FOR PARCEL "A" & "B"

Parcel	Use	Zoning	Current Land Use	Use Density	Min. Height	Max. Height	Overall Parcel	Sheet Reference for	Detail/Sheet Reference for
A1	Office and/or	PDC	Yes	50-120A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
A2	Office and/or	PDC	Yes	50-120A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
A3	Office and/or	PDC	Yes	50-120A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
A4	Office and/or	PDC	Yes	50-120A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
B	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
C	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
D	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
E	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
F	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
G	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
H	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470
I	Retail	PDC	Yes	120-240A	2.5 ft / 7'0"	6.5 ft / 19'	105-386K	10	229, 429, 729, 470

Notes:
1. As noted in the table above, "Retail" shall include all non-residential uses called out in the preceding, including offices, theater and hotel.
2. Actual overall project density is 1,679,892 GFA plus 179 ADU bonus density plus 7% workforce housing bonus density. As the residential density has not yet been determined, however, the maximum density will not exceed 1,679,892 GFA.
3. As noted in CDPA 1001 sheet 2, the maximum potential density in the PDC zone is 1,679,892 GFA.
4. As noted in CDPA 1001 sheet 2, the maximum potential density in the PDC zone is 1,679,892 GFA.
5. Building use shall be limited to the use specified in the table above, unless otherwise noted.
6. Building shall be constructed in accordance with the table above, unless otherwise noted.
7. Building shall be constructed in accordance with the table above, unless otherwise noted.
8. Building shall be constructed in accordance with the table above, unless otherwise noted.
9. Building shall be constructed in accordance with the table above, unless otherwise noted.
10. Building shall be constructed in accordance with the table above, unless otherwise noted.

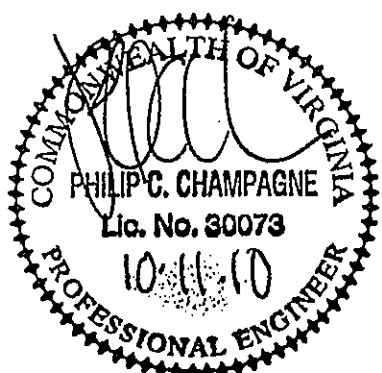
PROPOSED
VDOT IMPROVEMENTS
TO LEE HIGHWAY
VDOT PROJECT#
0029-029-119C-507

Application No. FDPA 2005-PR-041 Staff W/O
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 7 of 59

Concurrent w/ PCA 2005-PR-041

THIS SHEET UNCHANGED
AS DESCRIBED ON THE COVER SHEET



FINAL DEVELOPMENT
PLAN AMENDMENT

VIKA REVISIONS	
1.)	REVISED 4/7/06
2.)	REVISED 4/27/06
3.)	REVISED 10/02/06
4.)	REVISED 11/06/06
5.)	REVISED 01/12/07
6.)	REVISED 3/8/07
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8.)	REVISED 7/16/07
9.)	REVISED 8/22/07
10.)	REVISED 10/1/07
11.)	REVISED 6/08/10
12.)	REVISED 10/11/10
13.)	REVISED 11/05/2010
14.)	REVISED 12-03-2010

DATE: DEC 7, 2005
DES. JFA DWN. RJG

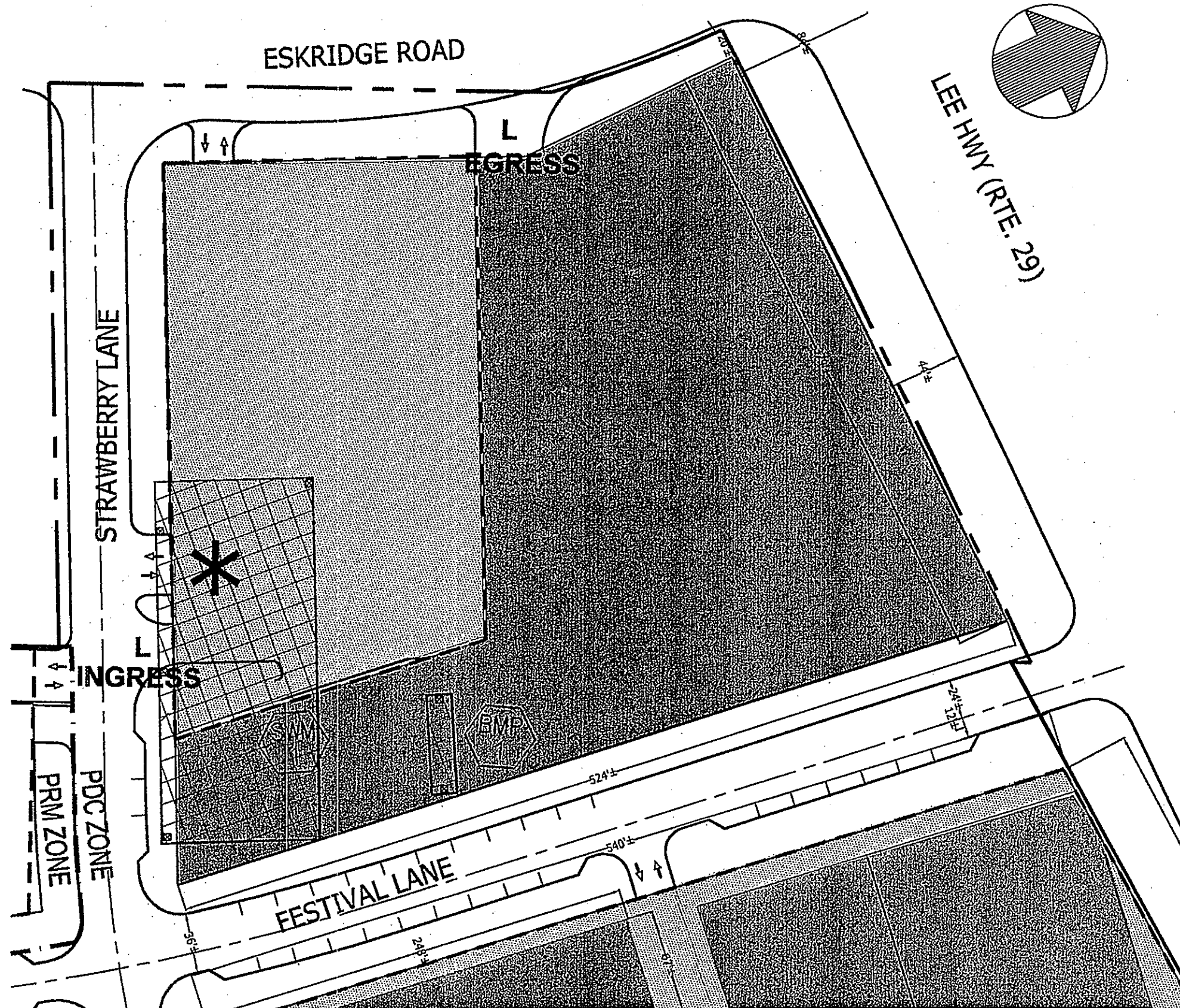
SCALE:
1"=50'

PROJECT/FILE NO.
6575

SHEET NO.
7 OF 48

17.) REV. 12-7-2010

PARCEL A—OPTION 2



LEGEND

- L = LOADING AREA
- ↓ ↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Hatched Box] = BUILDING ABOVE RETAIL
- [Dotted Box] = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 8, Parcel A Option 2: Two Story Department Store on Parcel A Parallel to Lee Highway

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/FL)	Max. Height (Stories/FL)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	170 - 200 k	2 St. / 30'	3 St. / 60'	190 - 440 k	17	2/29, 4/29, 7/29, 4/30
A2	Retail Office Hotel	PDC	No	10 - 40 k	2 St. / 30'	8 St. / 95'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

AFFORDABLE HOUSING TABULATIONS (FOR PARCEL B OPTION 2 ONLY)

- I. ASSUMPTIONS THE COMPREHENSIVE PLAN CALLS FOR TOWN CENTER DEVELOPMENT WITH AN FAR OF 1.2 FAR (OPTION 2), WITH THE 17 % BONUS DENSITY FOR PROVIDING AFFORDABLE DWELLING UNITS, THE PROPOSED DEVELOPMENT HAS AN FAR OF 1.32.
- RESIDENTIAL IS COMPRISED OF A TOTAL OF 865 MULTI-FAMILY DWELLING UNITS WITH AN AVERAGE SQUARE FOOTAGE OF 1,100 (SEE PROFFERS), WITH THE ADU OF 43 (SEE PROFFERS) AND ADU BONUS OF 104 UNITS, RESIDENTIAL IS COMPRISED OF 1,012 UNITS TOTAL. THE MULTI-FAMILY BUILDINGS HAVE ELEVATORS AND STRUCTURED PARKING.
- II. OVERALL DENSITY OF PROPOSAL: = 32.27 DWELLING UNITS PER ACRE @ 31.37 ACRES
- III. CALCULATION OF DENSITY RANGE:
RESIDENTIAL MIX PROPORTION = 1,113,480 GFA = 67.91 %
1,639,692 GFA
- SIZE OF SITE x FAR x (RESIDENTIAL MIX %) = MAXIMUM ALLOWABLE RESIDENTIAL SQUARE FOOTAGE
- UPPER END OF DENSITY RANGE:
1,366,410 GFA x 1.2 FAR x 67.91%
(1100 GFA/DU)(31.37 AC) = 32.27 DU/AC
- LOWER END OF DENSITY RANGE:
(50%)(32.27 DU/AC) = 16.13 DU/AC
- UPPER END OF DENSITY RANGE = 32.27 DWELLING UNITS PER ACRE
LOWER END OF DENSITY RANGE = 16.13 DWELLING UNITS PER ACRE
- IV. ADU CALCULATION
FOUR STORY MULTI-FAMILY WITH ELEVATORS AND STRUCTURED PARKING (17 % BONUS PER PART B SECTION 2)
- UPPER END OF ADJUSTED DENSITY RANGE = (32.27 DU/AC)(1.17 BONUS) = 37.76 DWELLING UNITS PER ACRE
LOWER END OF ADJUSTED DENSITY RANGE = (16.13 DU/AC)(1.17 BONUS) = 18.88 DWELLING UNITS PER ACRE
- 32.27 DU/AC - 16.13 DU/AC = 16.14 = 0.85 x 5 % = 4.27%
37.76 DU/AC - 18.88 DU/AC = 18.88
- 4.27% x 1,012 = 43 ADUs

NOTE: THE ABOVE CALCULATION REPRESENTS THE APPLICANT'S REQUIRED ADUS. THE APPLICANT HAS PROFFERED TO PROVIDE ADUS OF 5% OF ALL NON-BONUS MARKET-RATE RESIDENTIAL UNITS.

PARKING TABULATIONS FOR PARCEL A, OPTION 2 WITH PARCEL B, OPTION 2 (SEE SHEET 2, NOTE #19)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON THIS SHEET OF THE CDP / FDP ONLY. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE ^{f,g}		SPACES <u>REQUIRED</u>	SPACES <u>PROPOSED</u>	
EATING ESTABLISHMENT ^a	GFA 57,500	690	584	
RETAIL ^b	50,500	202	171	
PROPOSED THEATER/ ACCESSORY USES ^c	120,000	1020	1,133	
TOTAL	228,000	1,888	1,888	
<u>NORTHEAST PARKING ZONES:</u>				
	GFA	SPACES <u>REQUIRED</u>	SPACES <u>PROPOSED</u>	
EATING ESTABLISHMENT ^a	36,300	436	459	
RETAIL ^b	113,700	455	515	
OFFICE ^d	24,000	86	86	
TOTAL	174,000	977	1,060	
<u>NORTHWEST PARKING ZONES:</u>				
	GFA	SPACES <u>REQUIRED</u>	SPACES <u>PROPOSED</u>	
EATING ESTABLISHMENT ^a	5,000	60	60	
RETAIL ^b	210,378	842	842	
HOTEL ^g	103,000	158	158	
TOTAL	318,378	1,060	1,060	
<u>RESIDENTIAL PARKING^h</u>				
	UNITS @1,100	SPACES <u>REQUIRED</u>	SPACES <u>REQUIRED</u>	
	GFA	AVG GFA/UNIT	REQUIRE	
PARCEL B	258,000	+/-235	378	470
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	265,000	+/-241	386	482
PARCEL G ⁱ	266,000	+/-263	421	525
PARCEL H	104,000	+/-95	152	189
	1,164,316	+/-1,080 UNITS	1,729	2,160
<u>PROGRAM:</u>				
	GFA	SPACES <u>REQUIRED</u>	SPACES <u>PROPOSED</u>	
	1,884,694	5,634	6,168	

PARKING NOTES:
APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

- EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.
- RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE ZO.
- THEATER REQUIRED BY Z.O. IS THREE TENTHS (0.3) SPACES PER SEAT.
- OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.
- HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.
- RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.
- PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

TREE COVER TABULATIONS

PARCEL A OPTION 2 + PARCEL B OPTION 2

THIS TABULATION IS FOR PDC:
1,051,499 SF PDC SITE AREA
- 454,500 SF BUILDING FOOTPRINTS FOR ZONING
= 596,999 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
59,700 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PDC ZONE
224 TYPE IV TREES X 250SF/TREE= 56,000 SF
+ 16 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =6,000 SF
62,000 SF (10.4%) PROVIDED TREE COVERAGE

* PER RC20 12-0501.10.D

THIS TABULATION IS FOR PRM:
314,911 SF PRM SITE AREA
- 185,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

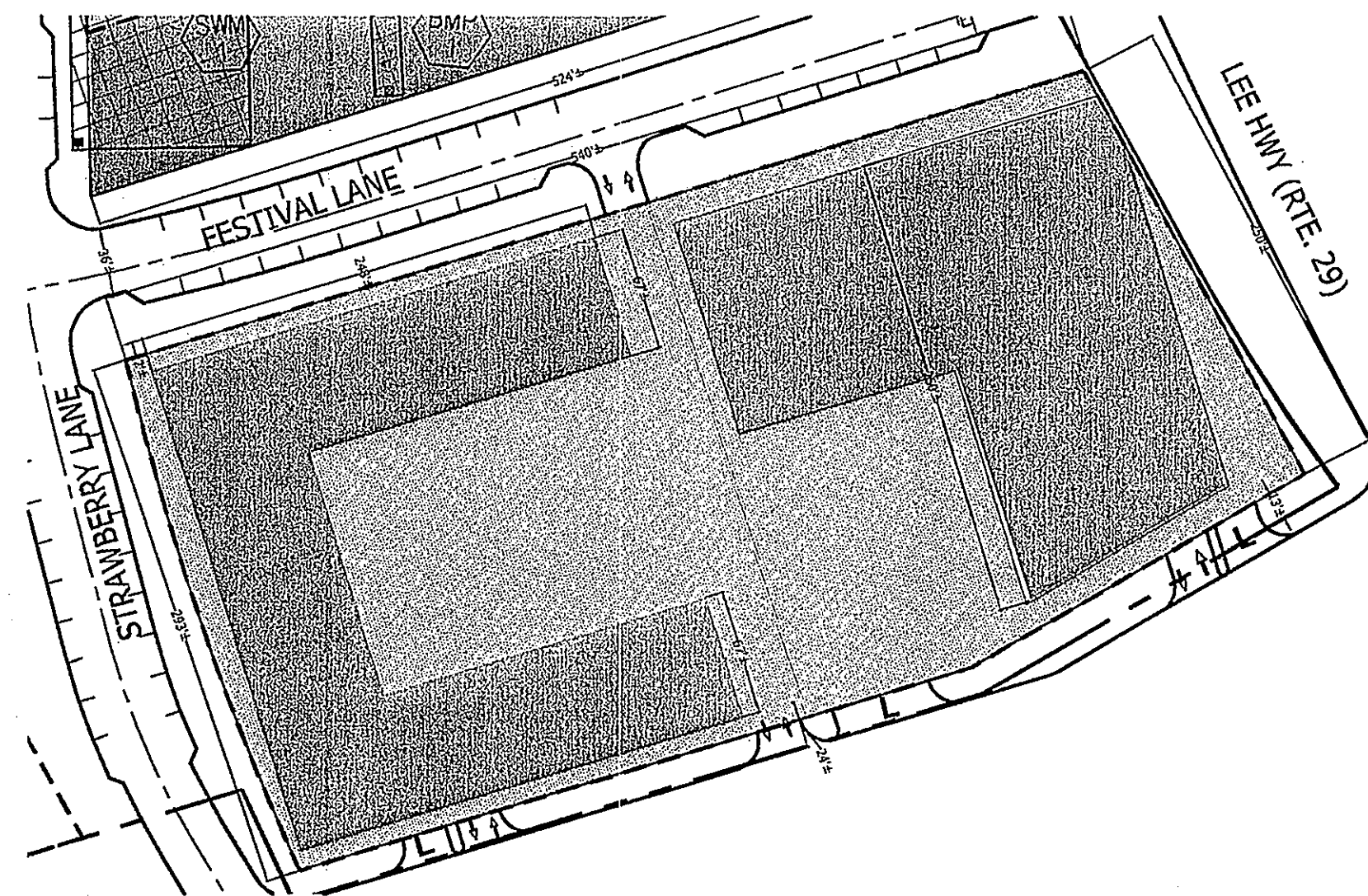
CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT*X375 SF/TREE=2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS)(PC) Approval Jan 13, 2011
Sheet 8 of 59

Concurrent w/ PCA 2005-PR-041

PARCEL B—OPTION 2



NOTE: IF ACCESS FROM YATES WAY PUBLIC ACCESS EASEMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

LEGEND

- L = LOADING AREA
- ↓ ↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Hatched Box] = BUILDING ABOVE RETAIL
- [Dotted Box] = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 8, Parcel B Option 2: No Department Store

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/FL)	Max. Height (Stories/FL)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
B1	Retail Office	PDC	Yes	25 - 60 k	2 St. / 30'	11 St. / 115'	120 - 600 k	21	2/29, 4/29, 3/31, 4/32
B2	Retail Office Hotel	PDC	No	5 - 95 k	2 St. / 30'	10 St. / 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

17.) REV. 12-7-2010
16.) Revise 12-03-2010

PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER
0823-10

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

RZ-2005-PR-041

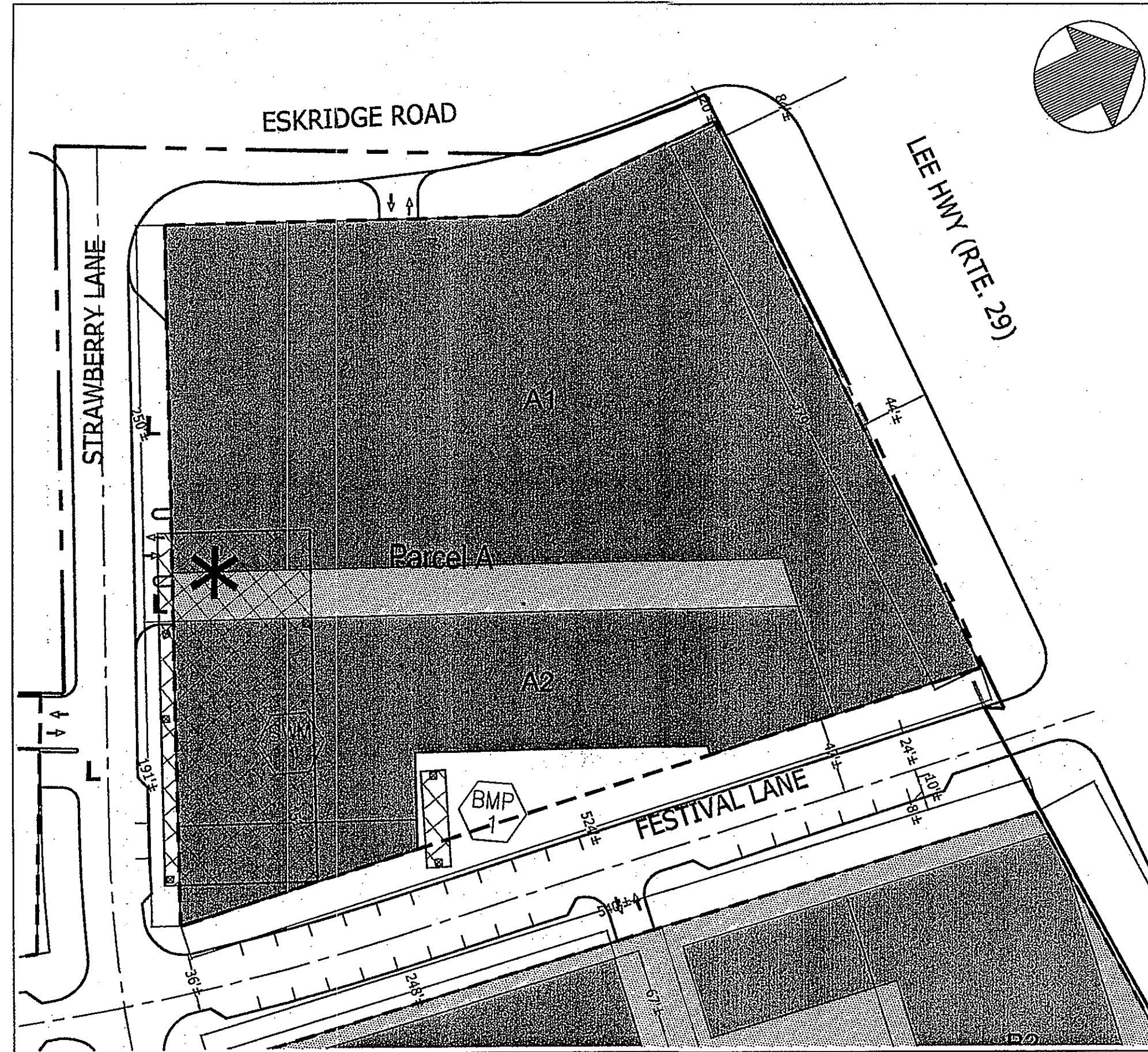
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT PLAN

VIKA REVISIONS

1.) REVISED 4/7/06	DES.	BC	DWN.	BC
2.) REVISED 4/27/06	SCALE:	AS NOTED		
3.) REVISED 10/02/06	PROJECT/FILE NO.	6575		
4.) REVISED 11/06/06	SHEET NO.	8 OF 48		
5.) REVISED 12/15/2006				
6.) REVISED 01/12/07				
7.) REVISED 3/8/07				
8.) REVISED 6/1/07				
9.) REVISED 7/16/07				
10.) REVISED 8/22/07				
11.) REVISED 10/1/07				
12.) REVISED 6/08/10				
13.) REVISED 8/23/10				
14.) Revise 10/11/10				
15.) Revise 11/05/2010				
DATE: 12/7/05				

PARCELS A OPTION 3



LEGEND

- L = LOADING AREA
- ↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Hatched] = BUILDING ABOVE RETAIL
- [Dotted] = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 9, Parcel A Option 3: Two Story Department Store on Parcel A Parallel to Eskridge Road

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	170 - 210 k	2 St. / 30'	4 St. / 60'	230 - 450 k	18	2/29, 4/29, 7/29, 4/30
A2	Retail		Yes	35 - 80 k	2 St. / 30'	11 St. / 115'			
A3	Office		No	80 - 200 k	2 St. / 30'	11 St. / 115'			

- Notes:
- As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
 - Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,895,112 GFA.
 - As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
 - As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
 - Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
 - Stories shall be understood to include basements, but to exclude cellars and mezzanines.

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

- 1,051,499 SF PDC SITE AREA
- 505,700 SF BUILDING FOOTPRINTS FOR ZONING
- = 544,799 SF ADJUSTED SITE AREA
- X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
- 54,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM

- 314,911 SF PRM SITE AREA
- 165,300 SF BUILDING FOOTPRINTS FOR ZONING
- = 149,611 SF ADJUSTED PRM SITE AREA
- X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
- = 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

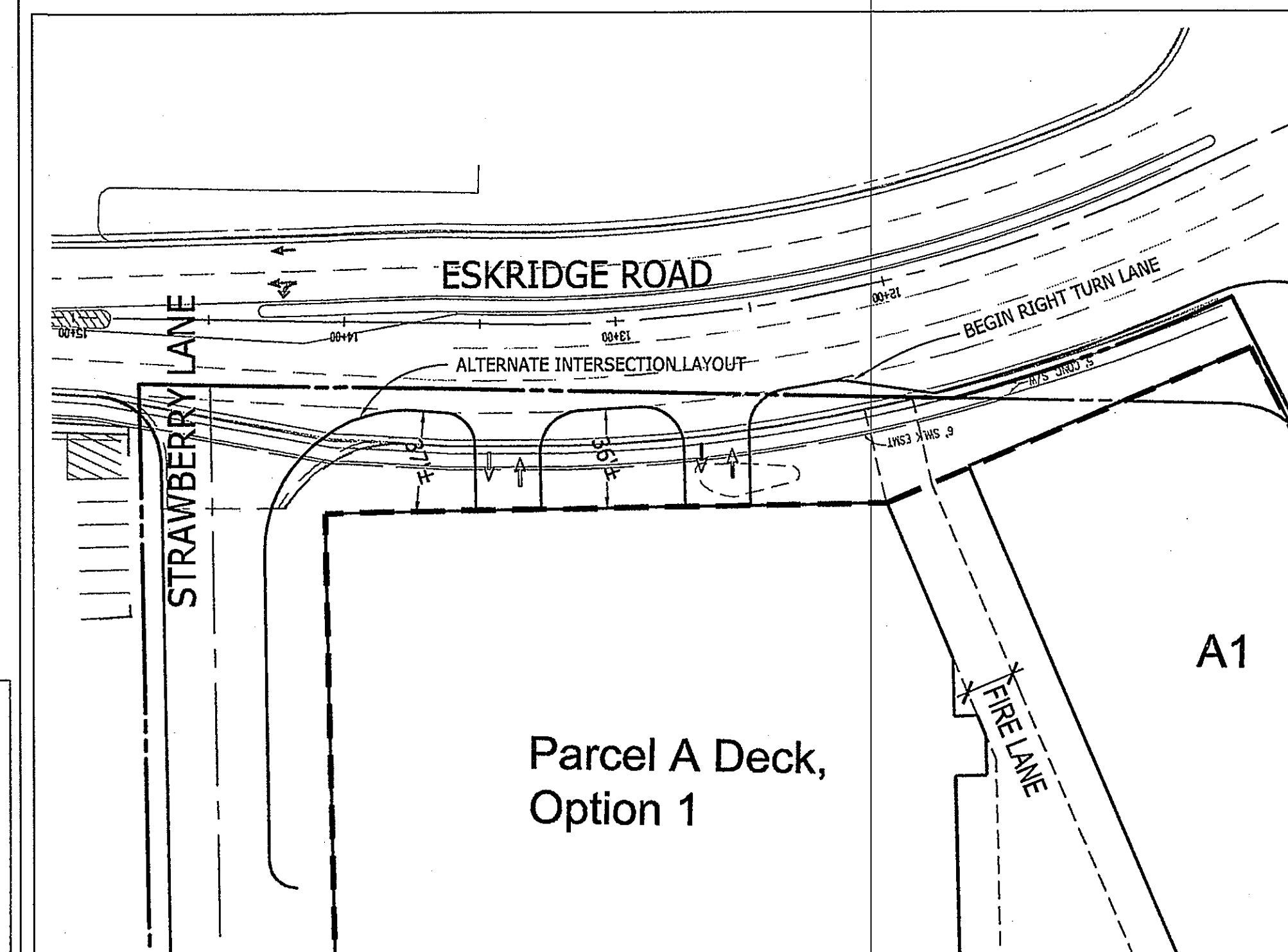
THIS TABULATION IS FOR PDC

PARCEL A OPTION 4 + PARCEL B OPTION 2

- 1,051,499 SF PDC SITE AREA
- 512,700 SF BUILDING FOOTPRINTS FOR ZONING
- = 538,799 SF ADJUSTED SITE AREA
- X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
- 53,880 SF REQUIRED TREE COVERAGE

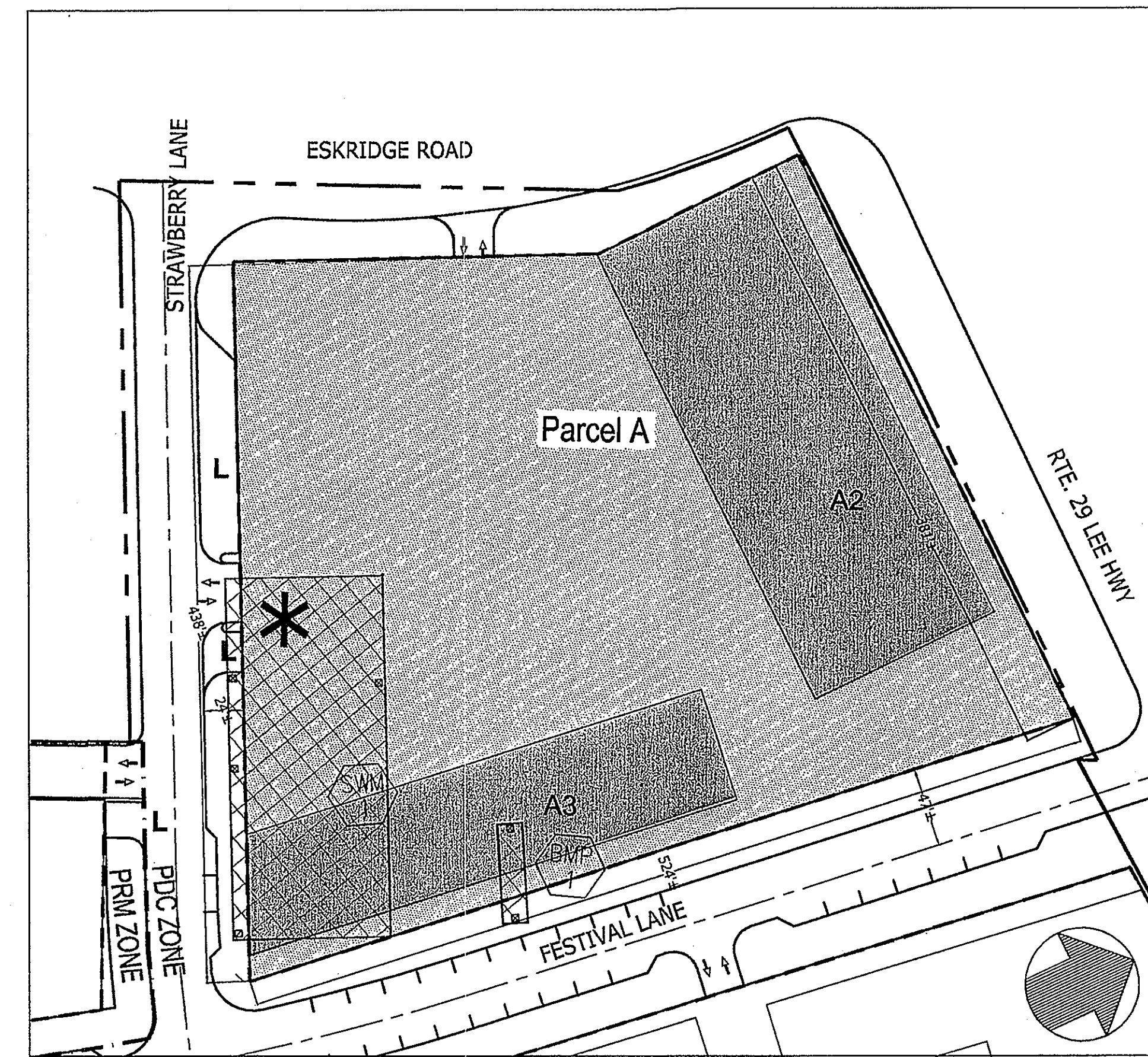
CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.4%) PROVIDED TREE COVERAGE

ALTERNATE INTERSECTION LAYOUT



Parcel A Deck,
Option 1

PARCELS A OPTION 4



LEGEND

- L = LOADING AREA
- ↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Hatched] = BUILDING ABOVE RETAIL
- [Dotted] = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 9, Parcel A Option 4: 2nd Level Department Store

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	180 - 200 k	2 St. / 30'	3 St. / 75'	190 - 570 k	19	2/29, 4/29, 7/29, 4/30
A2	Office		No	100 - 150 k	6 St. / 80'	8 St. / 115'			
A3	Hotel		No	80 - 200 k	6 St. / 70'	9 St. / 115'			

- Notes:
- As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
 - Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,895,112 GFA.
 - As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
 - As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
 - Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
 - Stories shall be understood to include basements, but to exclude cellars and mezzanines.

PARKING TABULATIONS FOR PARCEL A, OPTION 3 WITH PARCEL B, OPTION 2(SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	57,500	690	584
RETAIL ^b	50,500	202	171
PROPOSED THEATER/ACCESSORY USES ^c	120,000	1020	1,133
TOTAL	228,000	1,889	1,889
NORTHEAST PARKING ZONES:			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	36,300	436	436
RETAIL ^b	123,700	495	555
OFFICE ^d	125,000	325	438
OFFICE ^d	24,000	88	88
TOTAL	309,000	1,342	1,515
NORTHWEST PARKING ZONES:			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	5,000	60	60
RETAIL ^b	242,000	968	968
HOTEL ^e	152,000	234	234
TOTAL	399,000	1,262	1,262
RESIDENTIAL PARKING ^h			
	GFA	UNITS @1,100	SPACES REQUIRED
PARCEL C	135,658	+/-123	197
PARCEL E	135,658	+/-123	197
PARCEL F	251,316	+/-263	366
PARCEL G ⁱ	266,000	+/-263	421
PARCEL H	892,632	+/-832 UNITS	1,333
PROGRAM:	1,828,632		5,825

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

PARKING NOTES FOR BOTH OPTIONS:

APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

- EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.
- RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE Z.O.
- THEATER REQUIRED BY Z.O. IS THREE TENTHS (0.3) SPACES PER SEAT.
- OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.
- HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.
- RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.
- PARCEL C INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE Z.O. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

PARKING TABULATIONS FOR PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2(SEE NOTE #19 ON SHEET 2)

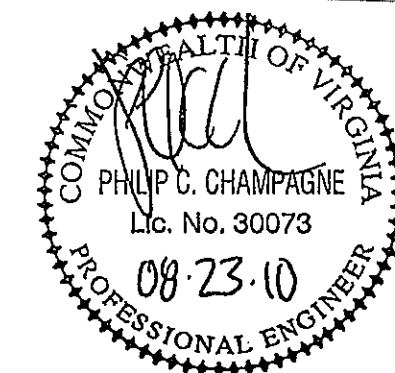
THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	57,500	690	495
RETAIL ^b	50,500	202	145
HOTEL	154,000	237	237
PROPOSED THEATER/ACCESSORY USES ^c	120,000	876	1,133
TOTAL	382,000	2,005	2,010
NORTHEAST PARKING ZONES:			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	36,300	436	459
RETAIL ^b	123,700	495	555
OFFICE ^d	24,000	88	88
TOTAL	184,000	1,017	1,100
NORTHWEST PARKING ZONES:			
	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	5,000	60	180
RETAIL ^b	225,000	900	920
TOTAL	230,000	960	1,100
RESIDENTIAL PARKING ^h			
	GFA	UNITS @1,100	SPACES REQUIRED
PARCEL B	297,000	+/-270	432
PARCEL C	135,658	+/-123	197
PARCEL E	135,658	+/-123	197
PARCEL F	234,716	+/-213	341
PARCEL G ⁱ	266,000	+/-263	421
TOTAL	1,069,032	+/-992 UNITS	1,588
PROGRAM:	1,865,032		5,570

Application No. **FDPA 2005-PR-041** Staff **W/O'D**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See **EDPA** Conditions Dated **Jan 10, 2011**
Date of (BOS)(PC) Approval **Jan 13, 2011**
Sheet **g** of **59**

Concurrent w/ PCA 2005-PR-041



NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

VKA REVISIONS

- REVISED 4/7/06
- REVISED 4/27/06
- REVISED 10/02/06
- REVISED 11/06/06
- REVISED 12/15/2006
- REVISED 01/12/07
- REVISED 3/8/07
- REVISED 6/1/07
- REVISED 7/16/07
- REVISED 8/22/07
- REVISED 10/1/07
- REVISED 6/08/10
- REVISED 8/23/10
- Revise 10/1/10
- Revise 11/05/2010

DATE: 12/7/05

DES. BC DWN. BC

SCALE: AS NOTED

PROJECT/FILE NO. 6575

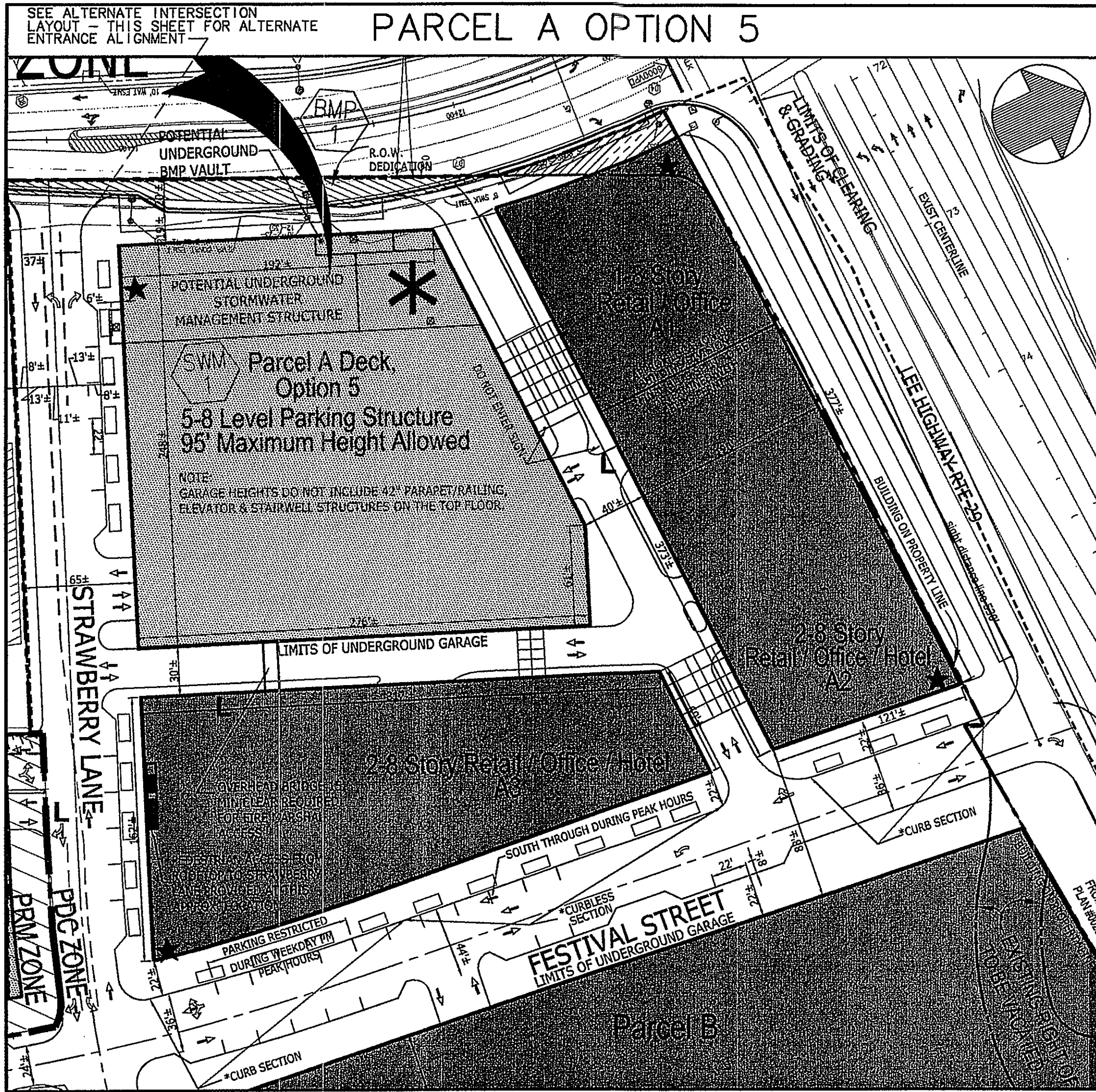
SHEET NO. 9 OF 48

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT PLAN

VKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
FARMERS MARKET, VA 22102
(703) 442-7800 FAX (703) 761-2287
McLEAN, VA GERMANTOWN, MD



Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height		Max Height		Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape				
					Stories / Feet		Stories / Feet								
A-1	Retail	PDC	Yes	12 - 50 k	1	20	8	95	165 - 300 k						
	Office		No	0 - 170 k											
	Hotel		No	0 - 120 k											
A-2	Retail		Yes	5 - 60 k	1	20	8	95							
	Office		No	0 - 170 k											
	Hotel		No	0 - 120 k											
A-3	Retail		Yes	20 - 80 k	1	20	8	95							
	Office		No	0 - 170 k											
	Hotel		No	0 - 120 k											

PARKING TABULATIONS FOR PARCEL A, OPTION 5 WITH PARCEL B, OPTION 2 & PARCEL D OPTION 2 (SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	57,500	690	584
RETAIL ^b	50,500	202	171
PROPOSED THEATER/ACCESSORY USES ^c	120,000	1,020	1,133
TOTAL	228,000	1,888	1,888

NORTH PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT ^a	41,300	496	1,523
RETAIL ^b	365,700	1,463	438
OFFICE ^c	125,000	325	86
OFFICE ^d	24,000	86	
HOTEL ^e	152,000	234	234
TOTAL	708,000	2,604	2,777

RESIDENTIAL PARKING	GFA	UNITS @1,100 AVG. GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	251,316	+/-228	366	457
PARCEL G	266,000	+/-263	421	525
PARCEL H	104,000	+/-95	152	182
TOTAL	892,632	+/-832 UNITS	1,333	1,665

PROGRAM:	GFA	SPACES REQUIRED	SPACES PROPOSED
	1,828,632	5,825	6,330

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
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LEGEND

- L = LOADING AREA
- ↑ ↓ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Pattern] = BUILDING ABOVE RETAIL
- [Pattern] = RETAIL / PARKING GARAGE

NOTE:
REFER TO SHEETS 2 AND 3 FOR
COMPLETE LIST OF NOTES,
SITE TABULATIONS AND
WAIVERS/MODIFICATIONS.

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
= 506,700 SF BUILDING FOOTPRINTS FOR ZONING
= 544,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
54,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM
314,911 SF PRM SITE AREA
= 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

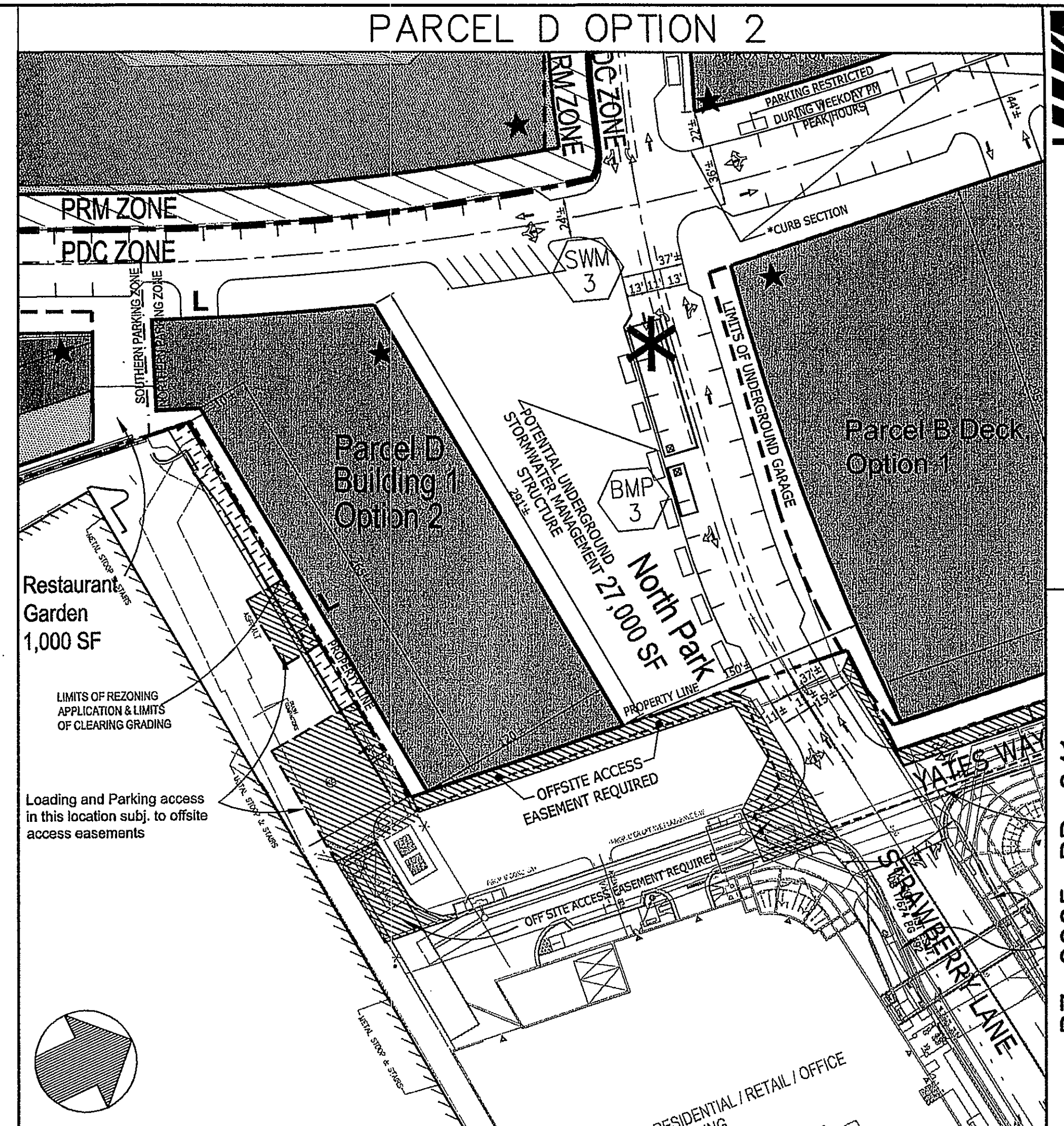
* THE REFERENCED CURB/CURBLESS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF DETAILED GRADING WITH FINAL ENGINEERING. TRANSITIONS ARE UNDERSTOOD TO BE REQUIRED WHEN CHANGES BETWEEN CURB/CURBLESS OCCUR. APPLICANT RESERVES THE RIGHT TO PROVIDE CURB OR CURBLESS SECTIONS THROUGHOUT THE REST OF THE ON-SITE PRIVATE STREETS WITHIN THE TOWN CENTER. CURB SECTIONS MAY BE EITHER HEADER CURB OR CURB AND GUTTER.

THIS TABULATION IS FOR PDC

PARCEL A OPTION 4 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
= 512,700 SF BUILDING FOOTPRINTS FOR ZONING
= 538,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
53,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.4%) PROVIDED TREE COVERAGE



LEGEND

- L = LOADING AREA
- ↑ ↓ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- [Pattern] = BUILDING ABOVE RETAIL
- [Pattern] = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
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Street and Site Sections, Sheets 29 - 33

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height Stories / Feet	Max Height (Stories / Feet)	Overall Parcel Density Range	Sheet Reference for Building	Detail / Sheet Reference for Parcel
D	Retail Theatre	PDC	Yes	15 - 35 k	2	40	35 - 83 k		

PARKING NOTES FOR BOTH OPTIONS:

APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN TWO PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

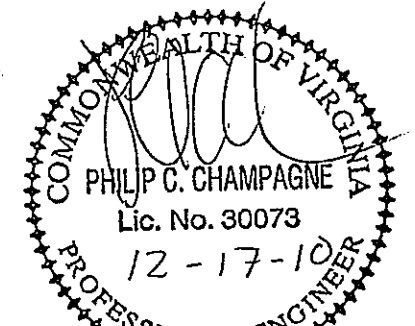
- EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.
- RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE Z.O.
- GIVEN A THEATER USE OF LESS THAN 2000 SEATS, THE REQUIRED PARKING BY Z.O. IS THE SAME AS RETAIL ABOVE.
- OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.
- OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.
- HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.
- RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.
- PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE Z.O. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP A ALTERNATE LAYOUT PLAN

VKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 10/11/10
15.) REVISED 11/5/10
16.) REVISED 12/3/10
DATE: 12/7/05
DES. JS
DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. 6575T
SHEET NO. 9A OF 49



Application No. FDP A 2005-PR-041 Staff W/O
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP A)
See FDP A Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 10 of 59
Concurrent w/ PCA 2005-PR-041

17.) REVISED 12/17/10

[illegible][illegible][illegible]

Application No. FDPa 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPa)
See FDPa Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 11 of 59
Concurrent w/ PCA 2005-PR-041



FDPA ALTERNATE LAYOUT PLAN

DATE: 12/7/05	
DES. JS	DWN. CADD
SCALE: 1"=60'	
PROJECT/FILE NO. 6575T	
SHEET NO. 9B OF 49	

V

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VKA INCORPORATED
8180 GREENSBORO DRIVE ■ SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 441-5100 ■ FAX (703) 781-1100
WWW.VKACONSULTANTS.COM ■ MCLEAN, VA ■ GREENSBORO, VA

ERRIFIELD
OWN CENTER
FAIRFAX COUNTY, VIRGINIA

Application No. FDPA 2005-PR-041 Staff W/QD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 12 of 59
Concurrent w/ PCA 2005-PR-041

17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
11	08/23/2010	CDP / FDP Revisor
10	10/01/2007	CDP / FDP Revis
9	08/22/2007	CDP / FDP Revis
8	07/16/2007	CDP / FDP Revis
7	06/01/2007	CDP / FDP Revis
6	03/08/2007	CDP / FDP Revis
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4	12/15/2006	CDP / FDP Revis
3	11/06/2006	CDP / FDP Revis
2	10/2/2006	CDP / FDP Revis
1	4/7/2006	CDP / FDP Revis
No.	Date	Item

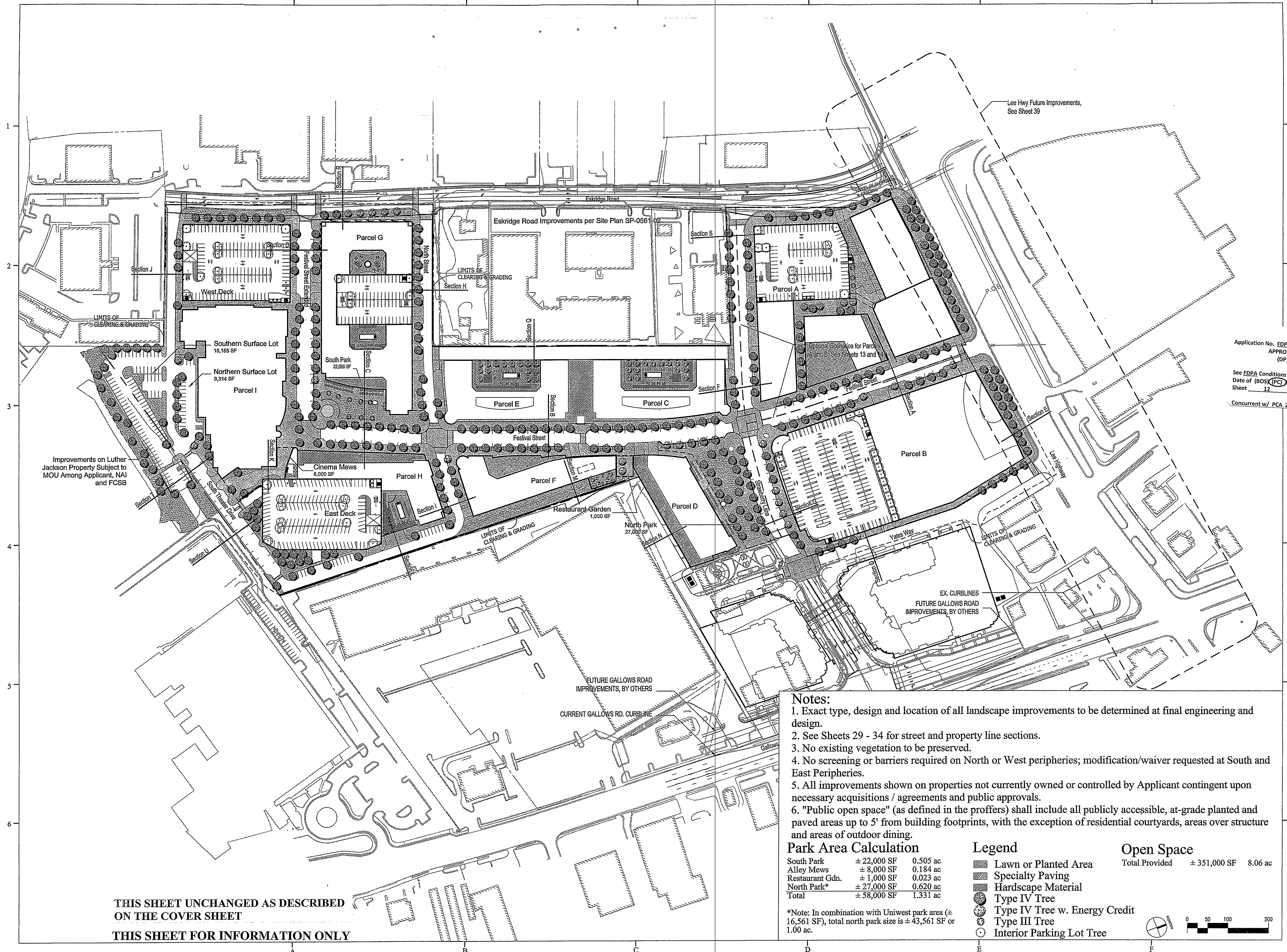
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08-23-10
PROFESSIONAL ENGINEER

LANDSCAPE
PLAN

Contract No. 2006061
Issue Date 12/07/2011
Last Revision 10/01/2011
SHEET 10 OF 48



Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. See Sheets 29 - 34 for street and property line sections.
3. No existing vegetation to be preserved.
4. No screening or barriers required on North or West peripheries; modification/waiver requested at South and East Peripheries.
5. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
6. "Public open space" (as defined in the proffers) shall include all publicly accessible, at-grade planted and paved areas up to 5' from building footprints, with the exception of residential courtyards, areas over structure and areas of outdoor dining.

Park Area Calculation

South Park	± 22,000 SF	0.505 ac
Alley Mews	± 8,000 SF	0.184 ac
Restaurant Gdn.	± 1,000 SF	0.023 ac
North Park*	± 27,000 SF	0.620 ac
Total	± 58,000 SF	1.331 ac

*Note: In combination with Uniwest park area (± 16,561 SF), total north park size is ± 43,561 SF or 1.00 ac.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

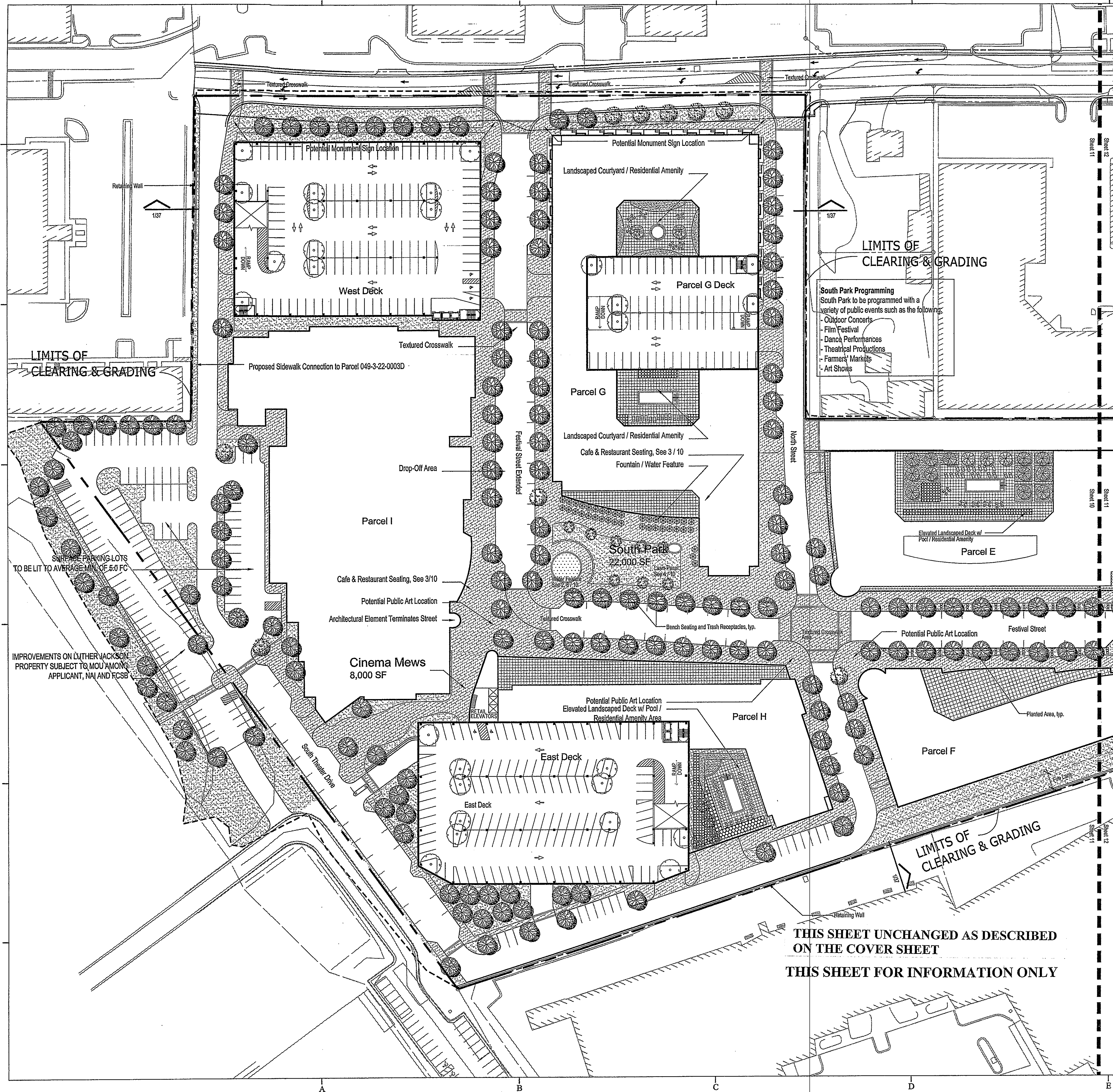
Open Space

Total Provided ± 351,000 SF 8.06 ac

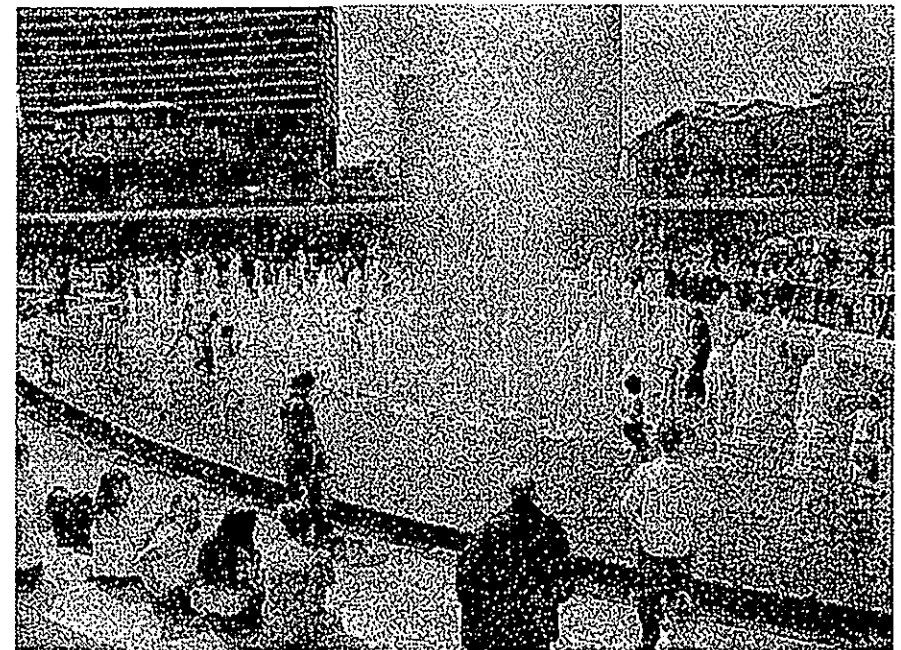


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Illustrative Examples



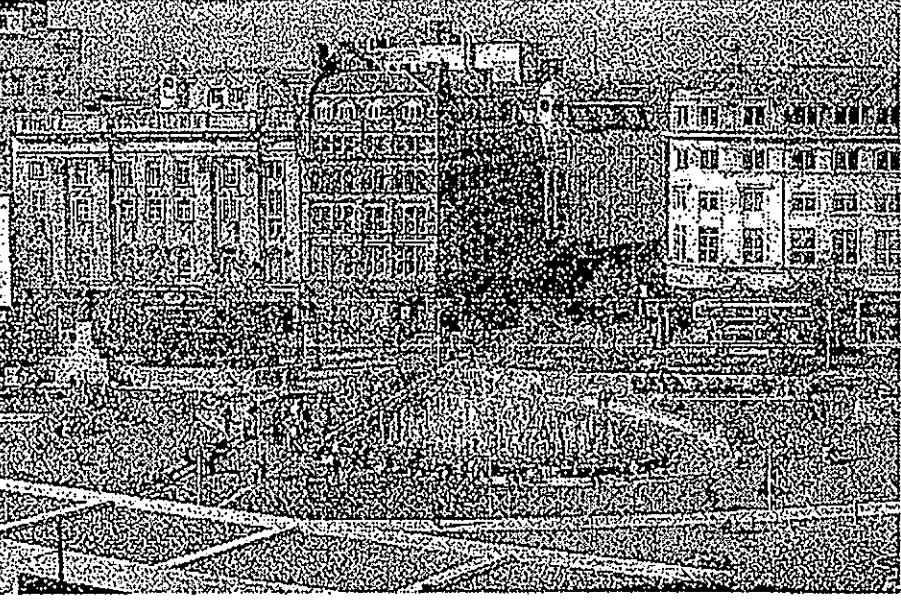
2 Fountain



3 Restaurant Seating Area



4 Concert in Park



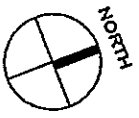
6 Water Feature / Fountain

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree



ERRIFIELD
OWN CENTER
FAIRFAX COUNTY, VIRGINIA

Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) Approval Jan 13, 2011
Sheet 13 of 59
Concurrent w/ PCA 2005-PR-041

17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
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3	11/06/2006	CDP / FDP Revisi
2	10/2/2006	CDP / FDP Revisi
1	4/7/2006	CDP / FDP Revisi
No.	Date	Item

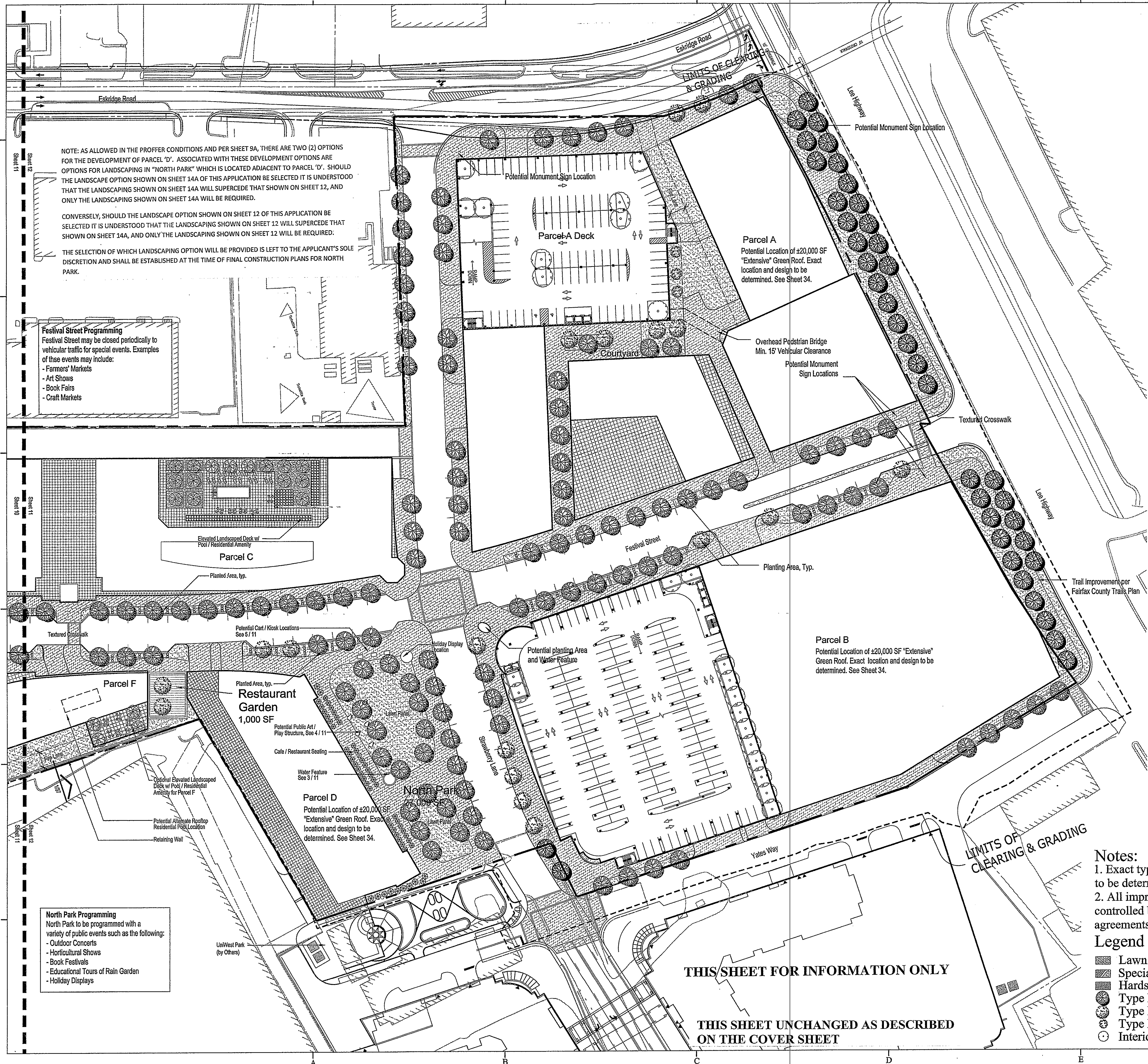
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LANDSCAPE
ENLARGMENT

Contract No. 20060610
Issue Date 12/07/2006
Last Revision 10/01/2007
SHEET 11 OF 48



Illustrative Examples



1 Infiltration Planting Strip



3 Water Feature with Seat Wall



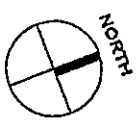
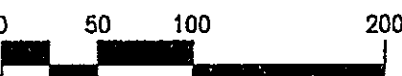
4 Public Art / Play Structure



5 Kiosk

Notes:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

- Legend
- Lawn or Planted Area
 - Specialty Paving
 - Hardscape Material
 - Type IV Tree
 - Type IV Tree w. Energy Credit
 - Type III Tree
 - Interior Parking Lot Tree



ERRIFFELD
OWN CENTER
FAIRFAX COUNTY, VIRGINIA

Application No. FDPA 2005-PR-041 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS/PC) Approval Jan 13, 2011
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Issue Date 12/07/2006
Last Revision 10/01/2007

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TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

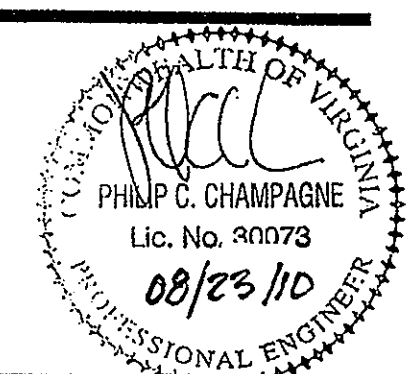
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1	4/7/2006	CDP / FDP Revision
No.	Date	Item

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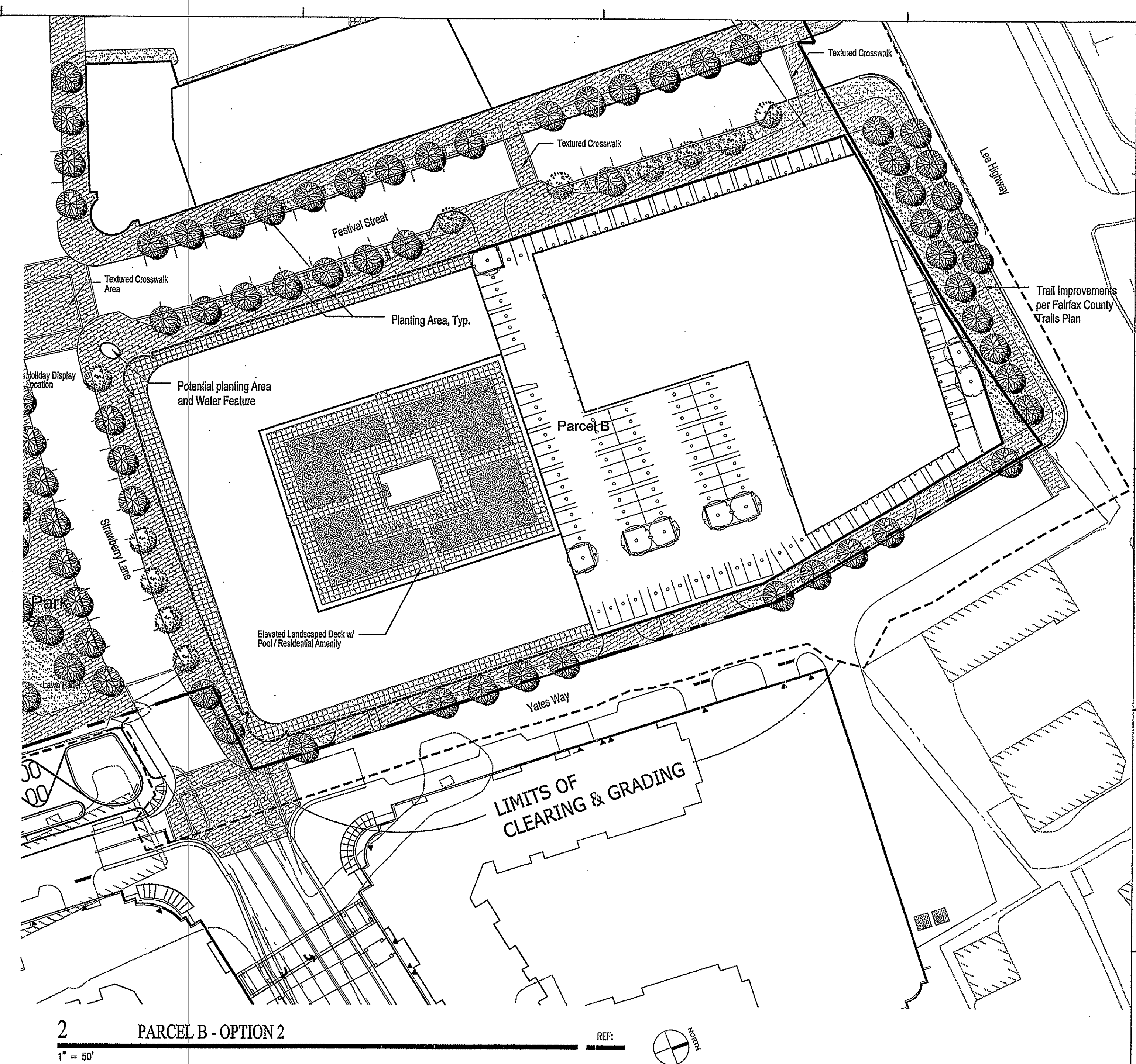
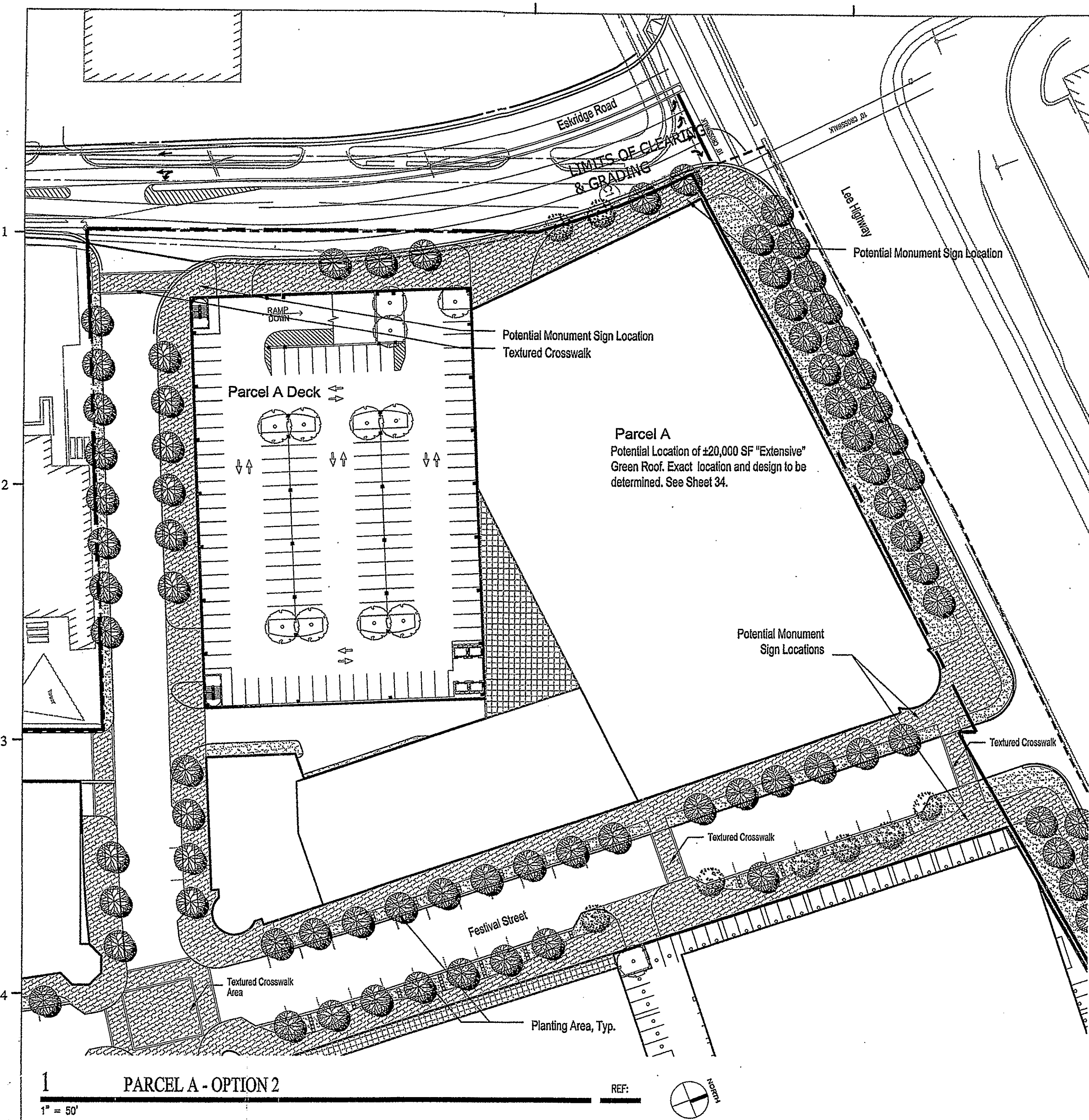
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ENLARGMENT

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



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Notes:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

- Legend
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 - Specialty Paving
 - Hardscape Material
 - Type IV Tree
 - Type IV Tree w. Energy Credit
 - Type III Tree
 - Interior Parking Lot Tree

Application No. FDPA 2005-PR-041 Staff W/QD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
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Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 15 of 59
Concurrent w/ PCA 2005-PR-041

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TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

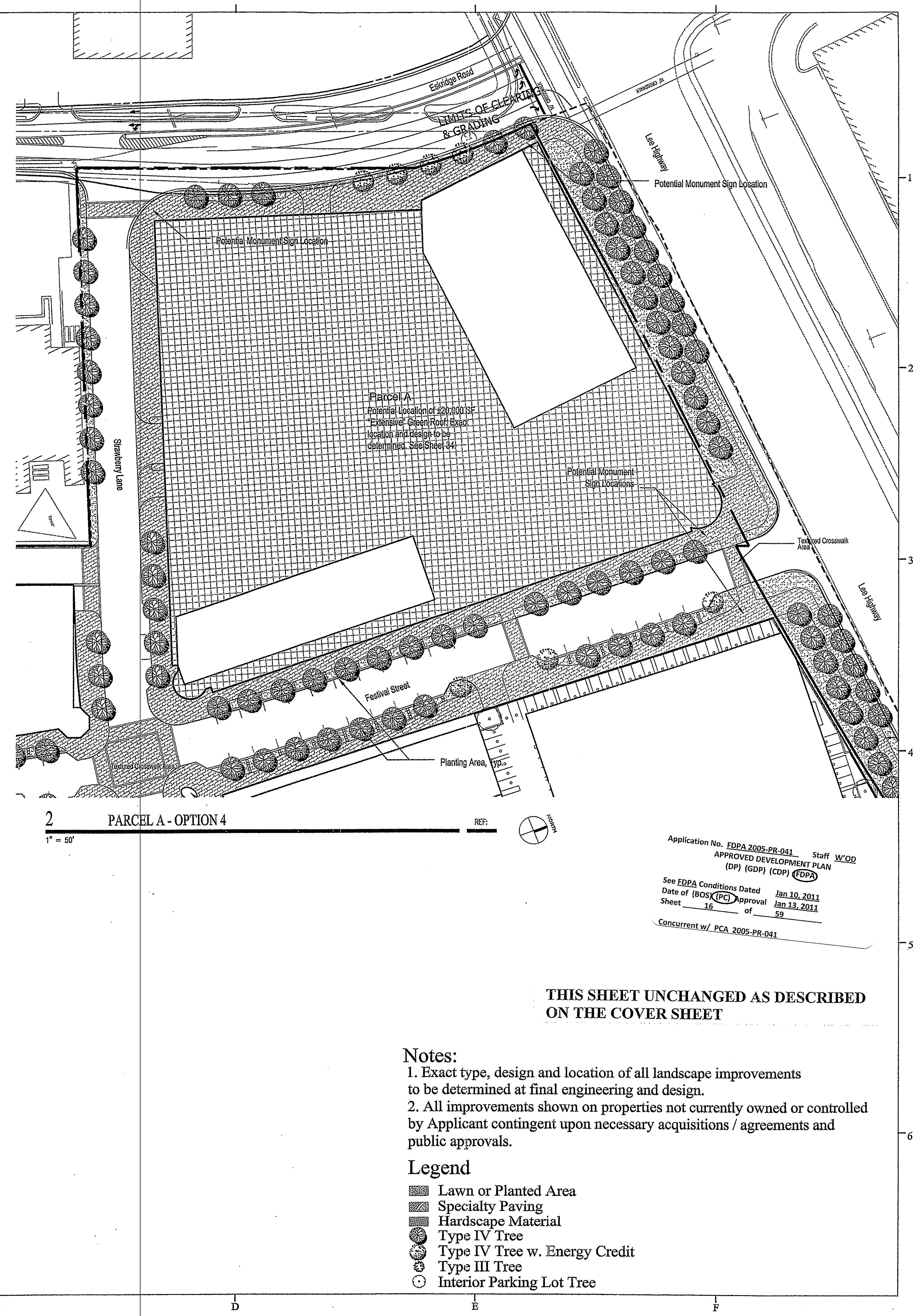
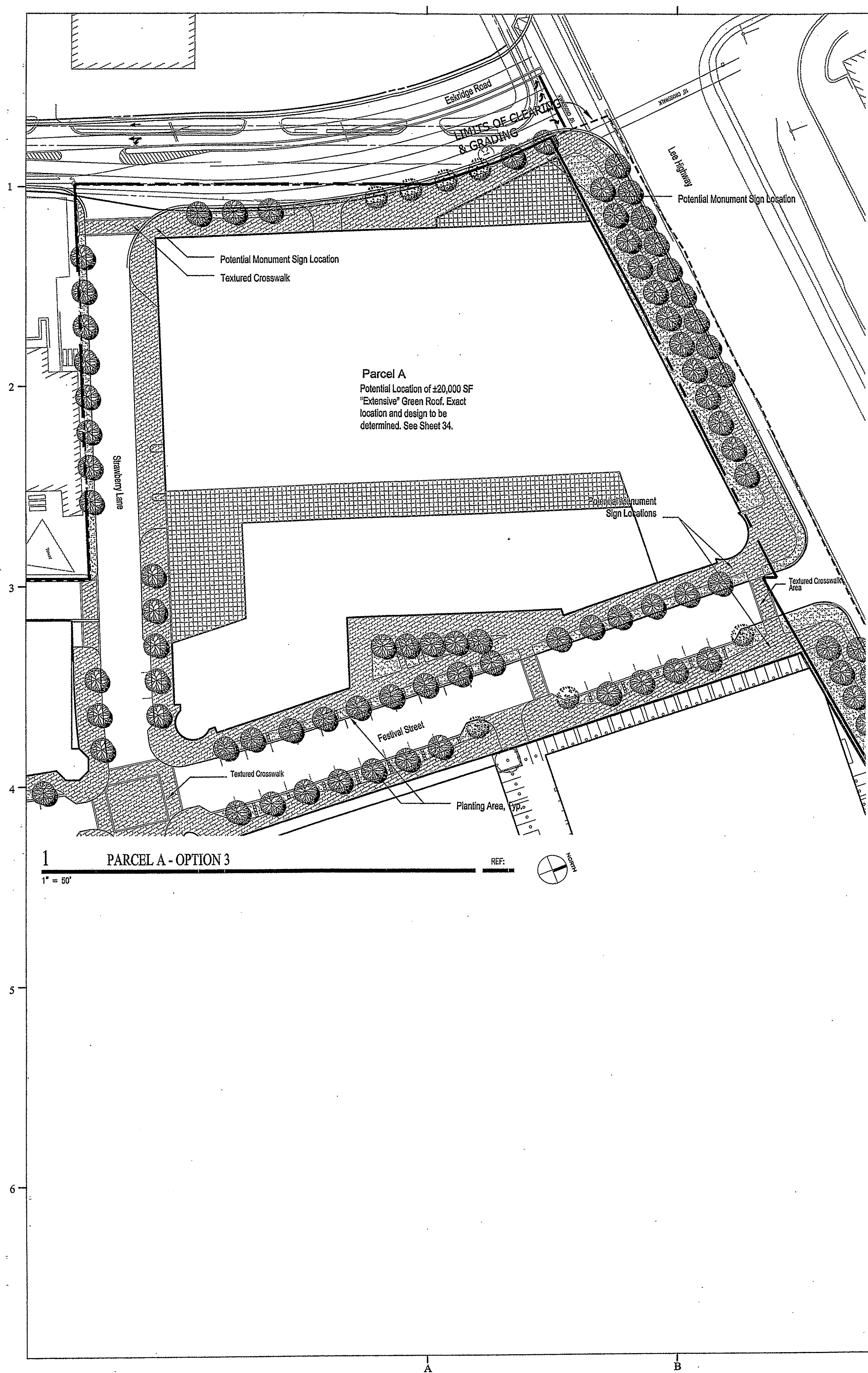
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Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

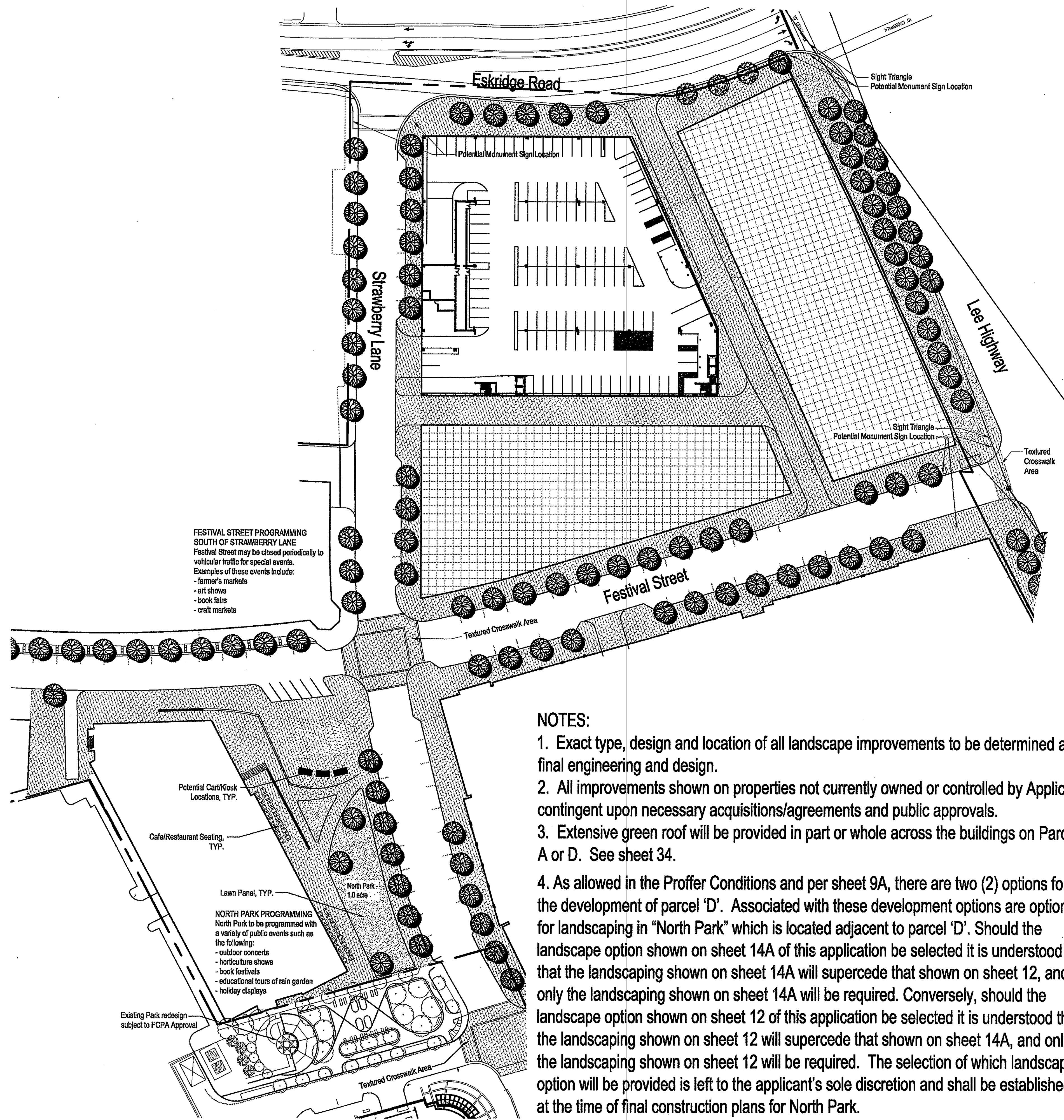


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- Notes:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
 2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

- Legend
- Lawn or Planted Area
 - Specialty Paving
 - Hardscape Material
 - Type IV Tree
 - Type IV Tree w. Energy Credit
 - Type III Tree
 - Interior Parking Lot Tree

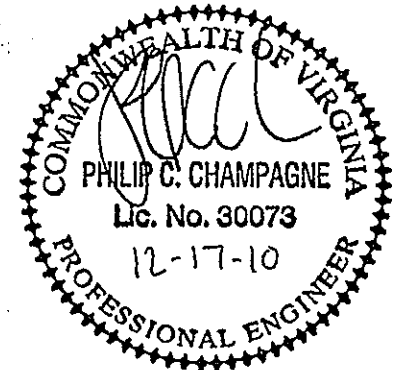
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NOTES:

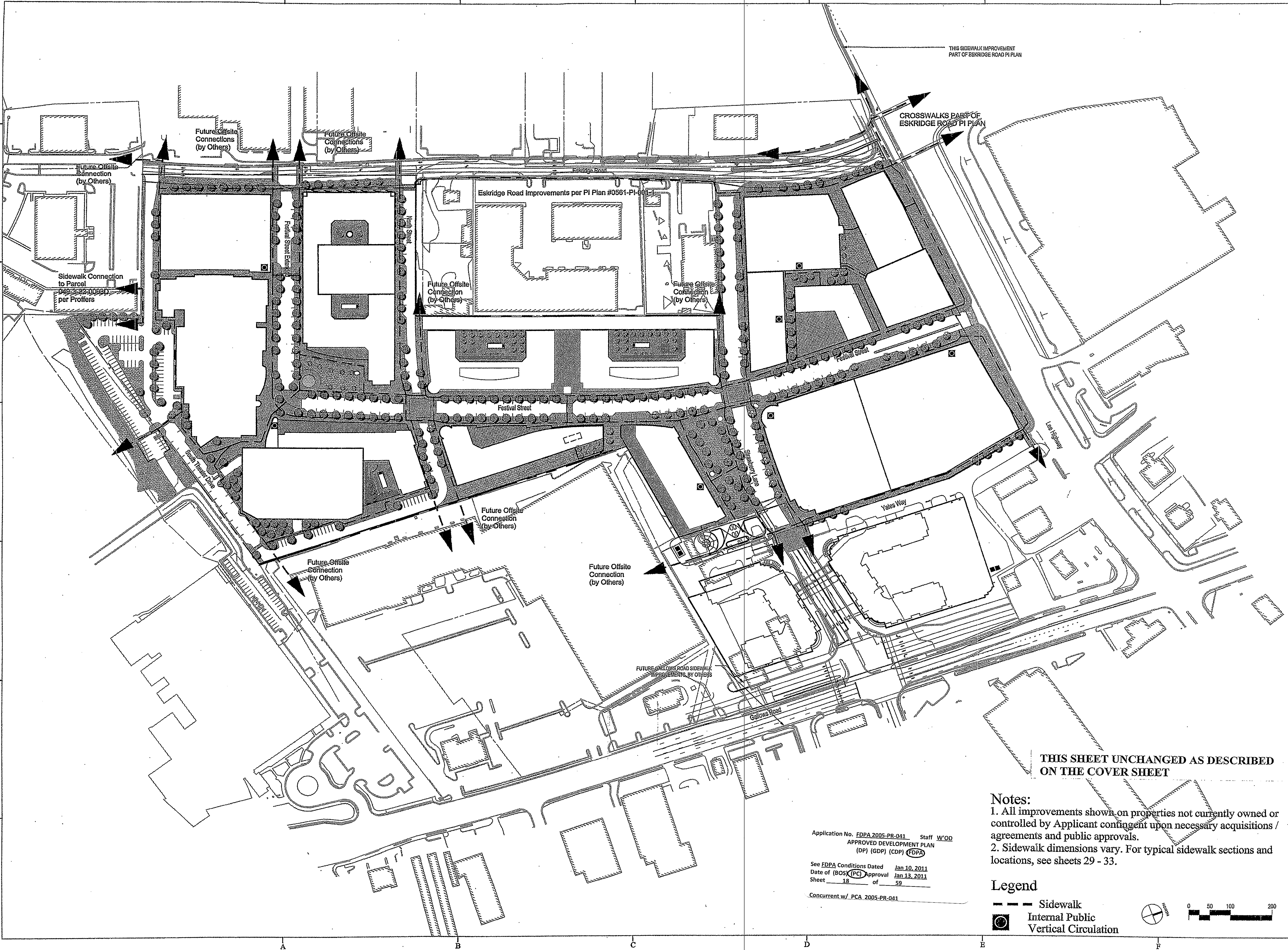
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions/agreements and public approvals.
3. Extensive green roof will be provided in part or whole across the buildings on Parcel A or D. See sheet 34.
4. As allowed in the Proffer Conditions and per sheet 9A, there are two (2) options for the development of parcel 'D'. Associated with these development options are options for landscaping in "North Park" which is located adjacent to parcel 'D'. Should the landscape option shown on sheet 14A of this application be selected it is understood that the landscaping shown on sheet 14A will supercede that shown on sheet 12, and only the landscaping shown on sheet 14A will be required. Conversely, should the landscape option shown on sheet 12 of this application be selected it is understood that the landscaping shown on sheet 12 will supercede that shown on sheet 14A, and only the landscaping shown on sheet 12 will be required. The selection of which landscaping option will be provided is left to the applicant's sole discretion and shall be established at the time of final construction plans for North Park.

Application No. FDPA 2005-PR-041 Staff W/O/D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS)(PC) Approval Jan 13, 2011
Sheet 17 of 59
Concurrent w/ PCA 2005-PR-041



- LEGEND:**
- [Pattern] Lawn or Planted Area
 - [Pattern] Specialty Paving
 - [Pattern] Hardscape Material
 - [Symbol] Type IV Tree
 - [Symbol] Type IV Tree with Energy Credit

REV. 12-7-2010 REV 12-03-2010 REV 11-05-2010 REV 10-11-2010 REV 08-23-2010 SUB 06-08-2010	
PROJECT #	---
DATE	-
SCALE	1" = 50'
DRAWN BY	MO
Optional Landscape Enlargement	
Merrifield Town Center	
Fairfax County, VA	
EDENS & AVANT	
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814 Phone: 301.652.7400 ◊ Fax: 301.652.3586	
SHEET NO. 14A	



MERRIFIELD

TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-3-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
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1	4/7/2006	CDP / FDP Revision

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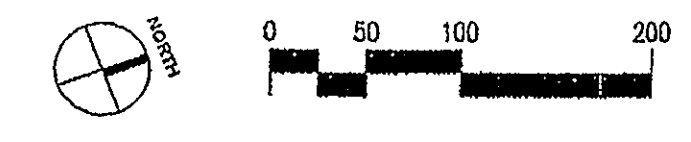
PEDESTRIAN CIRCULATION PLAN

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

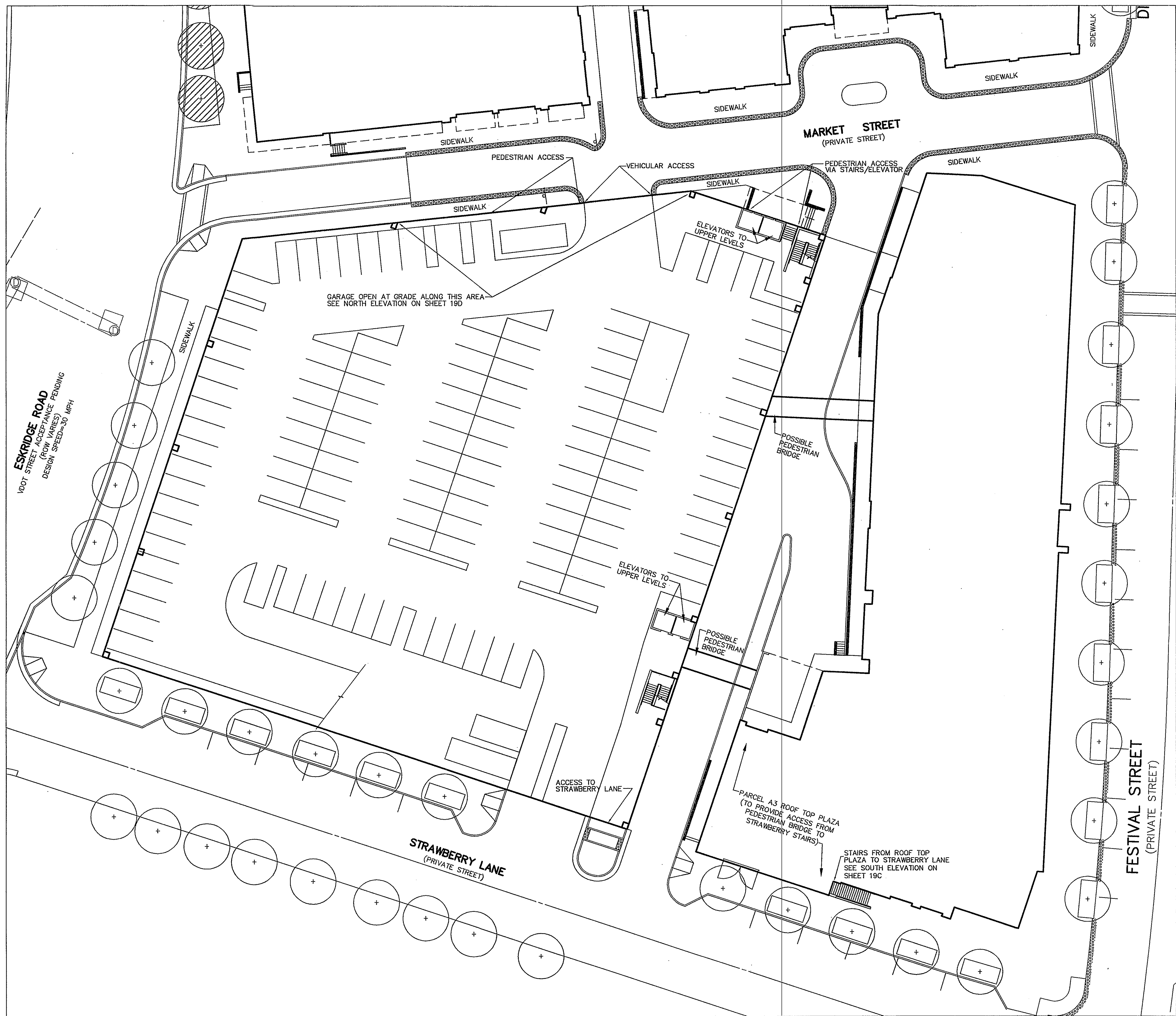
- Notes:
1. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
 2. Sidewalk dimensions vary. For typical sidewalk sections and locations, see sheets 29 - 33.

Legend

- Sidewalk
- Internal Public
- Vertical Circulation



Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS)(PC) Approval Jan 13, 2011
Sheet 18 of 59
Concurrent w/ PCA 2005-PR-041

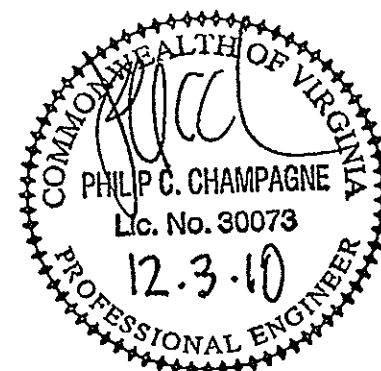


- NOTES:
1. THIS PLAN SHOWN FOR PEDESTRIAN CIRCULATION AROUND PARCEL A GARAGE ONLY
 2. ALL INFORMATION SHOWN ON THIS PLAN SHEET UNDERSTOOD TO BE SUPPLEMENTAL AND BUILDING ELEVATIONS/ARCHITECTURAL PLANS TO PROVIDE DETAILED INFORMATION REGARDING EXIT LOCATIONS AND TYPES
 3. SKY BRIDGE NUMBER AND LOCATION SHOWN IS APPROXIMATE AND IS SUBJECT TO CHANGE
 4. PARKING CONFIGURATION AND ALL OTHER INTERNAL COMPONENTS SHOWN WITHIN GARAGE IS APPROXIMATE AND SHALL BE ESTABLISHED FOR EACH FLOOR WITH FINAL CONSTRUCTION DOCUMENTS FOR GARAGE ENTRANCE LOCATIONS FOR GARAGE AND ALL OTHER BUILDINGS SHALL BE DETERMINED WITH FINAL ARCHITECTURAL / CONSTRUCTION PLANS
 5. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE PER CDP/FDP AND PROFFER CONDITIONS AS MAY BE AMENDED

Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS/PC) Approval Jan 13, 2011
Sheet 19 of 59

Concurrent w/ PCA 2005-PR-041



RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS

NO.	DATE	DESCRIPTION
17	REV. 12-7-2010	Revised 12-03-2010
REV.	12/3/10	SUB. 11/5/10
DATE:	NOV. 2010	
DES.	DWN.	SEC

SCALE: 1"=20'

PROJECT/FILE NO. 6575

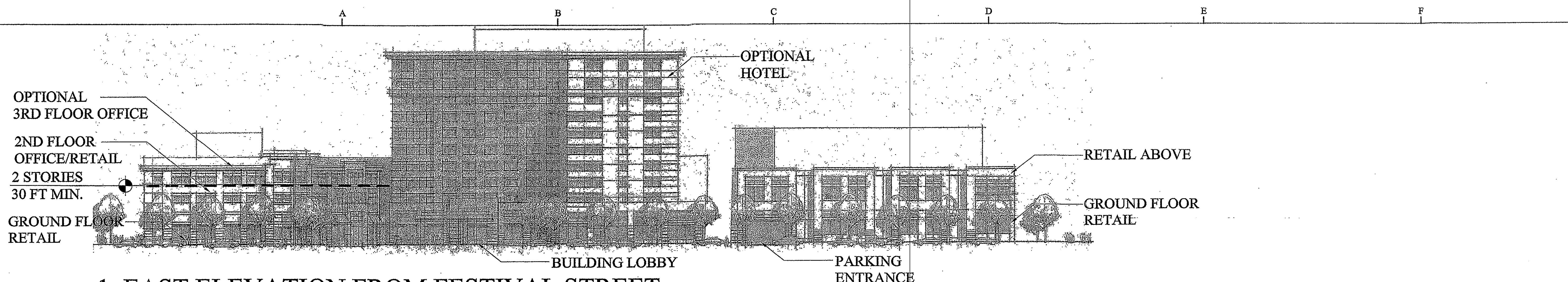
SHEET NO. 15A



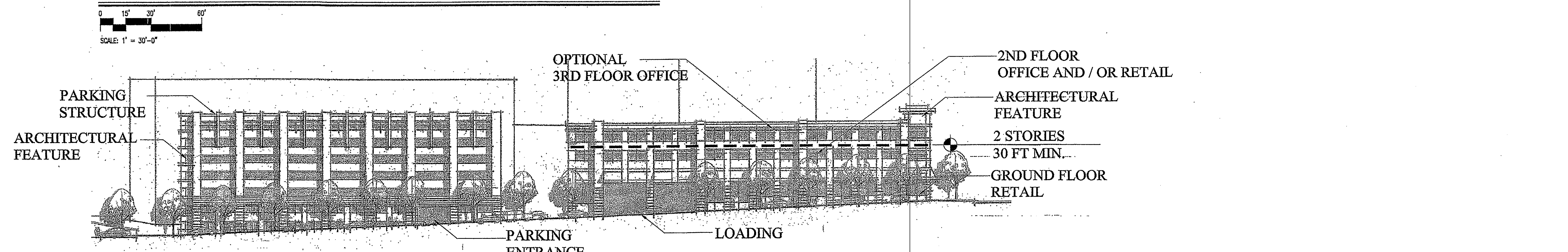
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

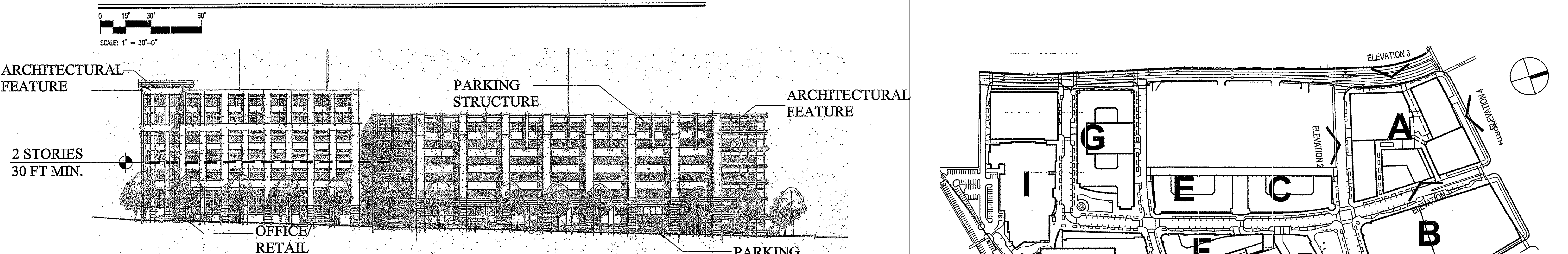
MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA



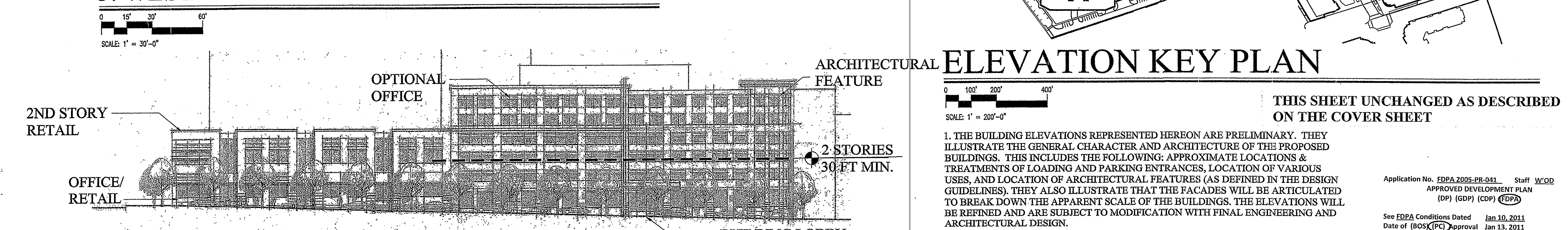
1. EAST ELEVATION FROM FESTIVAL STREET



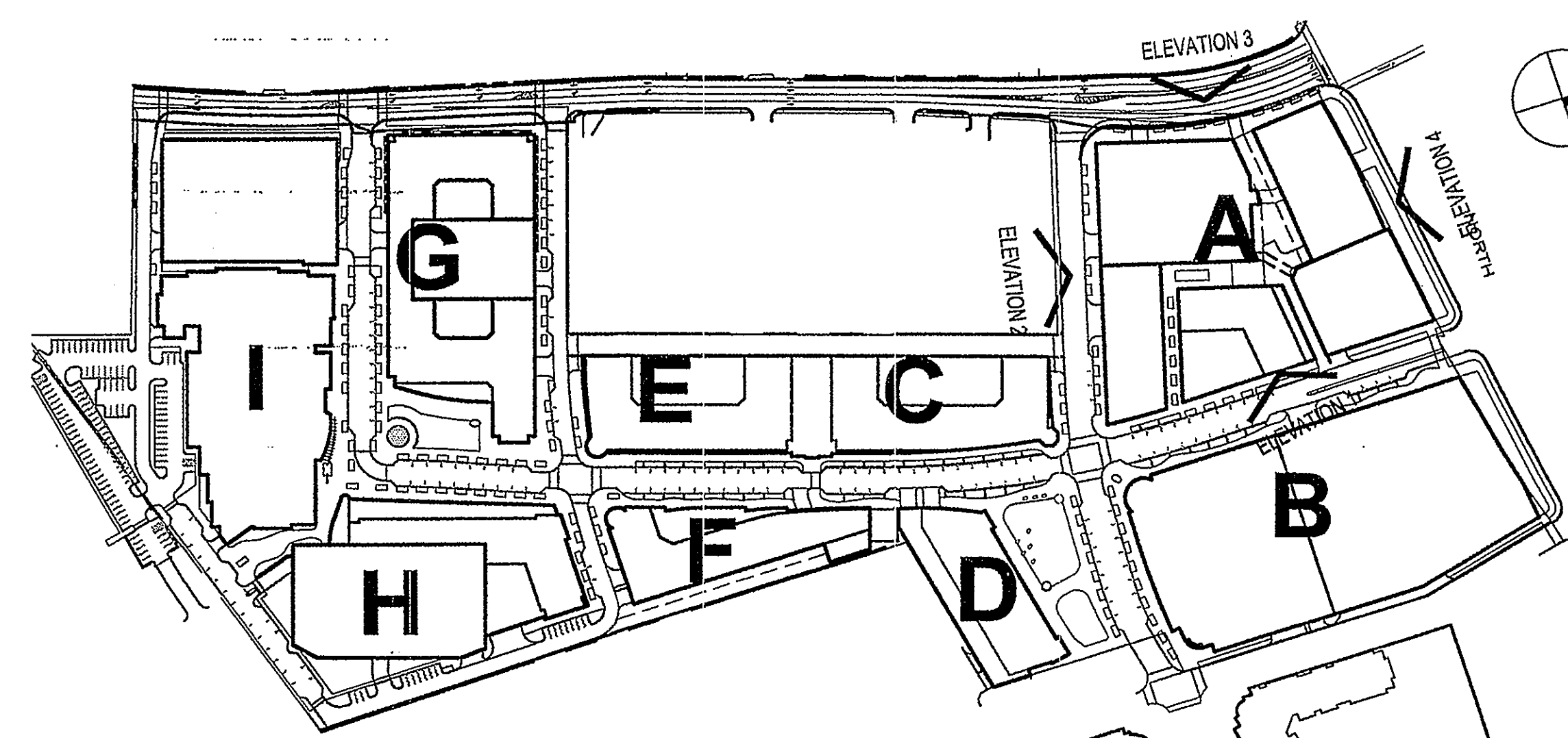
2. SOUTH ELEVATION FROM STRAWBERRY LANE



3. WEST ELEVATION FROM ESKRIDGE ROAD



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 20 of 59

Concurrent w/ PCA 2005-PR-041

17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
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11	06/10/2010	CDP/FDP Revision
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9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
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4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

No. Date Item
Issued Drawing Log

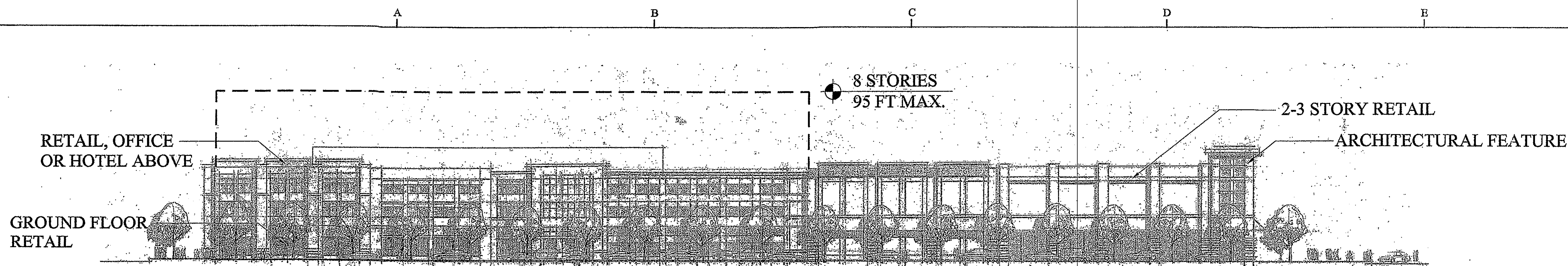
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RTKL Associates, Inc.

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BC
Approved

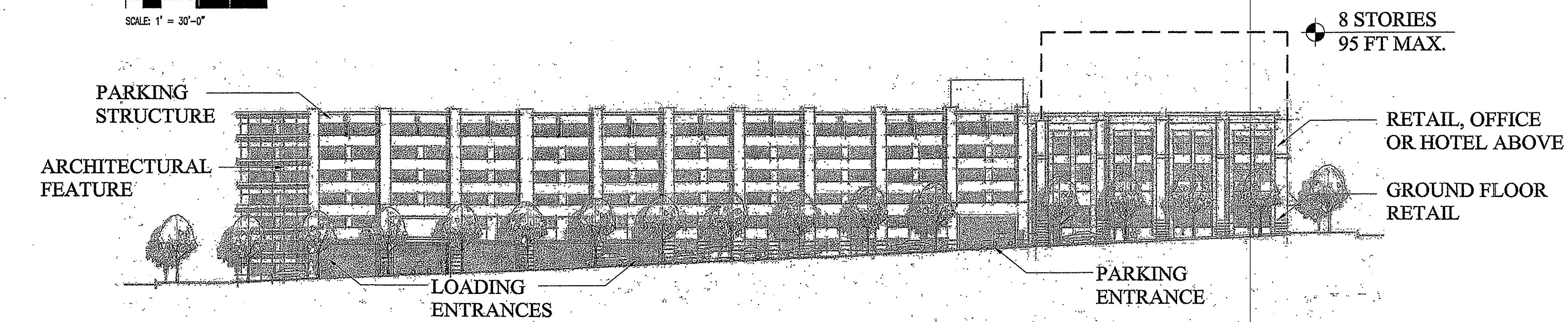
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

**PARCEL A OPTION
1 ELEVATIONS**

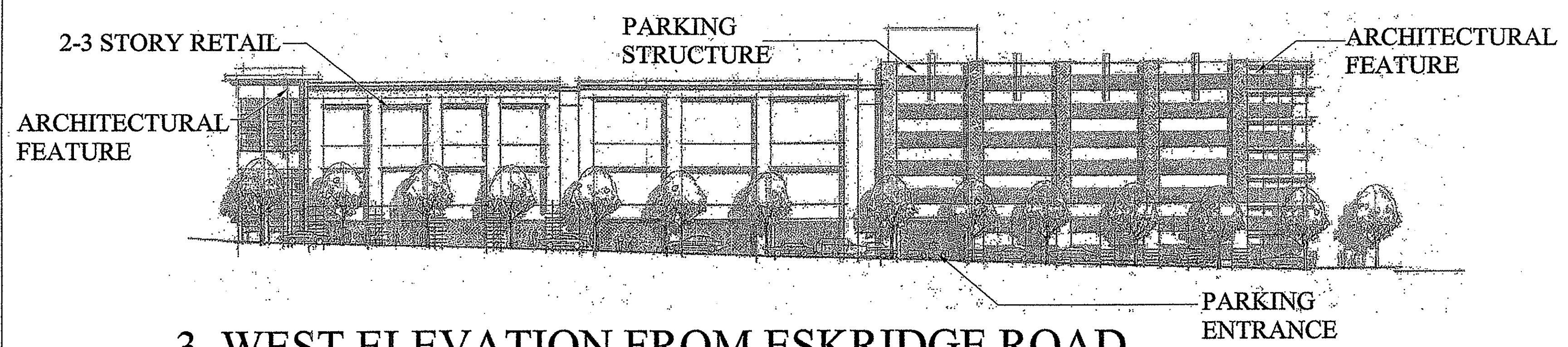
Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



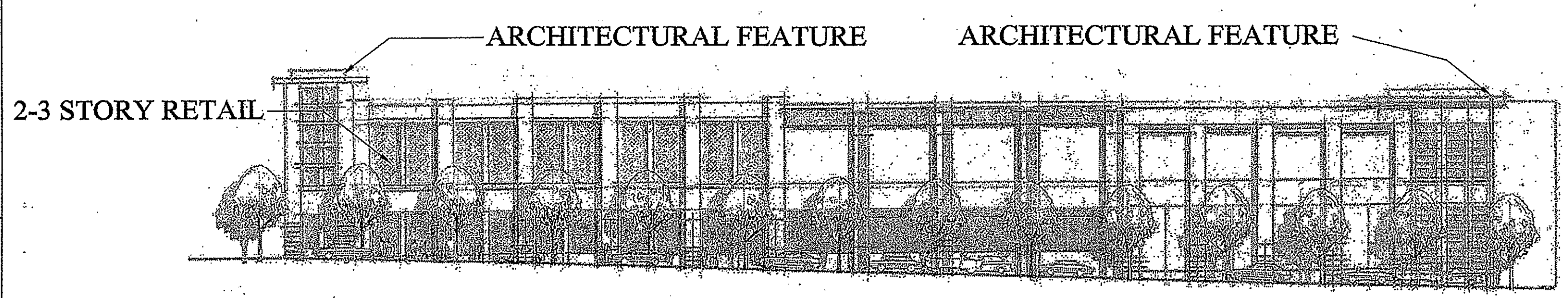
1. EAST ELEVATION FROM FESTIVAL STREET



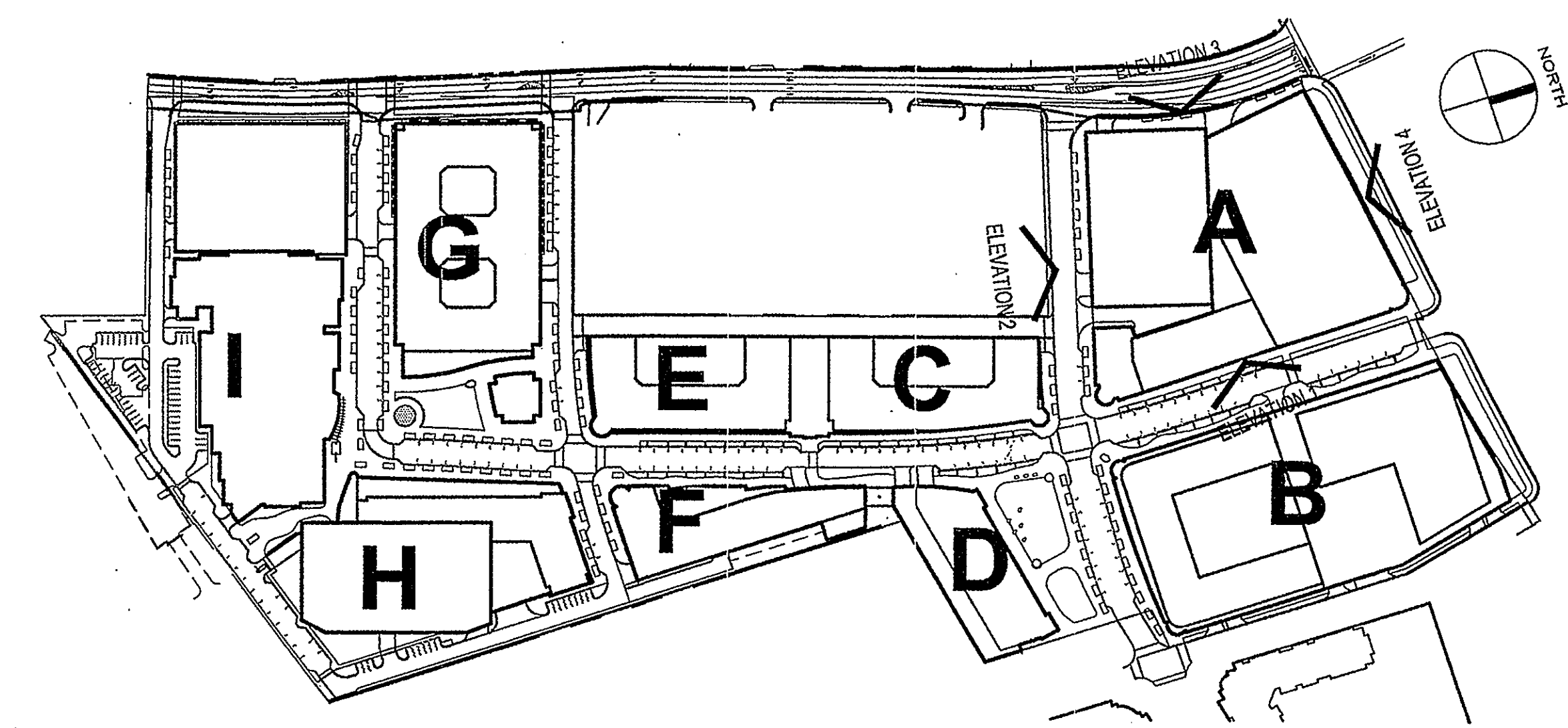
2. SOUTH ELEVATION FROM STRAWBERRY LANE



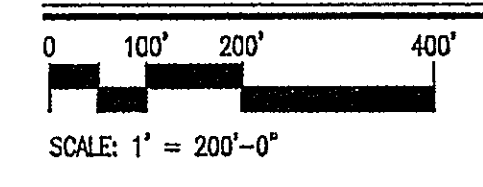
3. WEST ELEVATION FROM ESKRIDGE ROAD



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN



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Application No. FDPA 2005-PR-041 Staff W/OD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDPA)
 See FDPA Conditions Dated Jan 10, 2011
 Date of (BOS) (PC) Approval Jan 13, 2011
 Sheet 21 of 59
 Concurrent w/ PCA 2005-PR-041

MERRIFIELD

TOWN CENTER

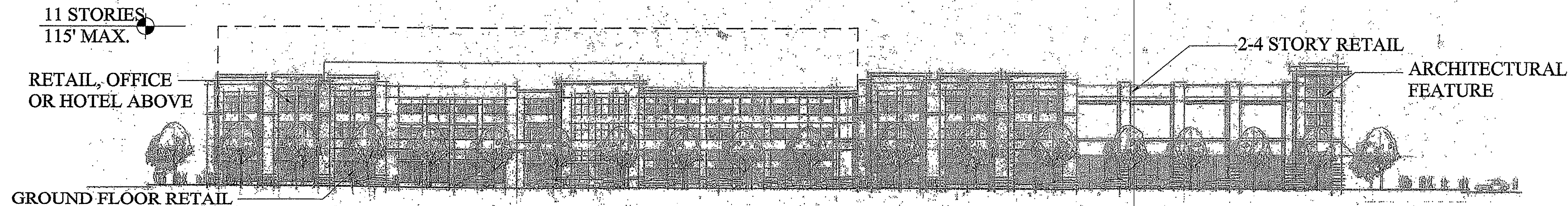
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
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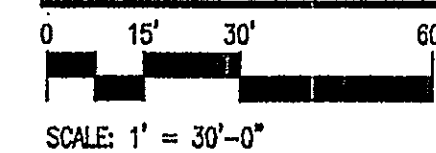
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RTKL
 RTKL Associates, Inc.

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 Approved
 PROFESSIONAL ENGINEER
 PHILIP C. CHAMPAGNE
 Lic. No. 30073
 08-23-10

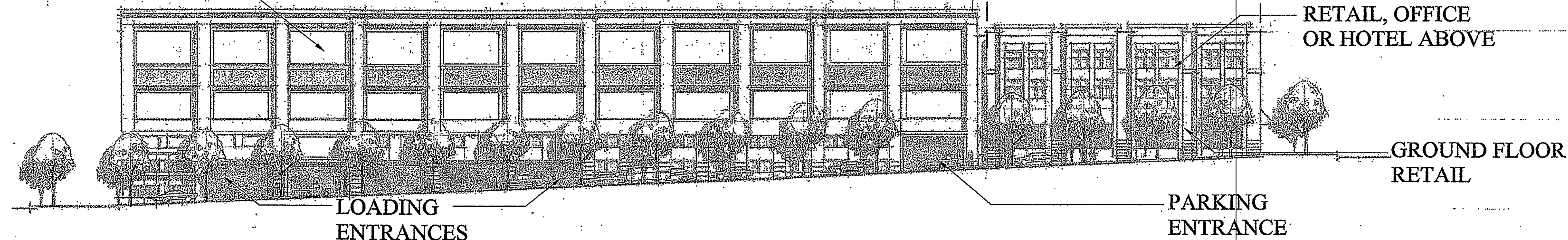
PARCEL A OPTION
 2 ELEVATIONS
 Contract No. 200606101
 Issue Date 12/07/2005
 Last Revision 10/01/2007



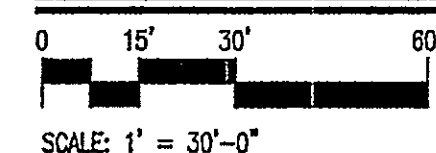
1. EAST ELEVATION FROM FESTIVAL STREET



2-4 STORY RETAIL
ABOVE PARKING

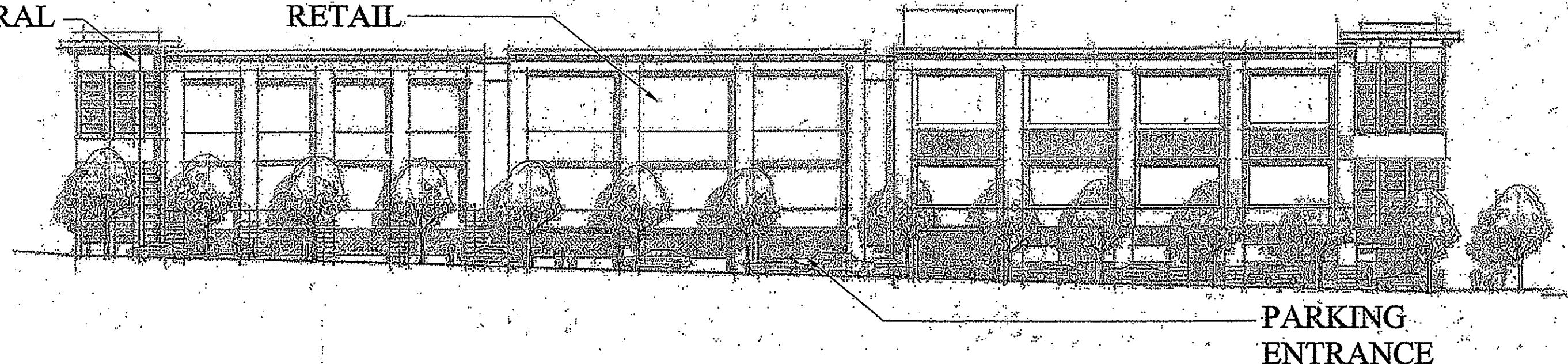


2. SOUTH ELEVATION FROM STRAWBERRY LANE

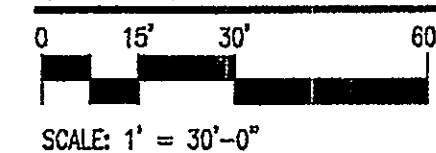


ARCHITECTURAL
FEATURE

2-4 STORY
RETAIL

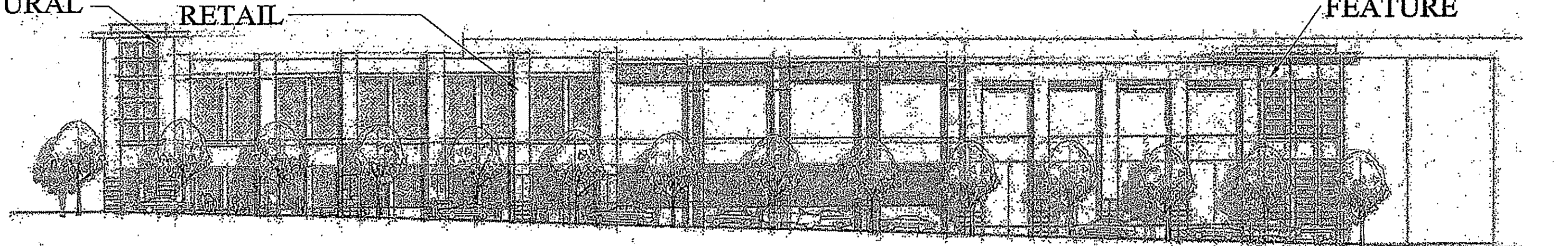


3. WEST ELEVATION FROM ESKRIDGE ROAD

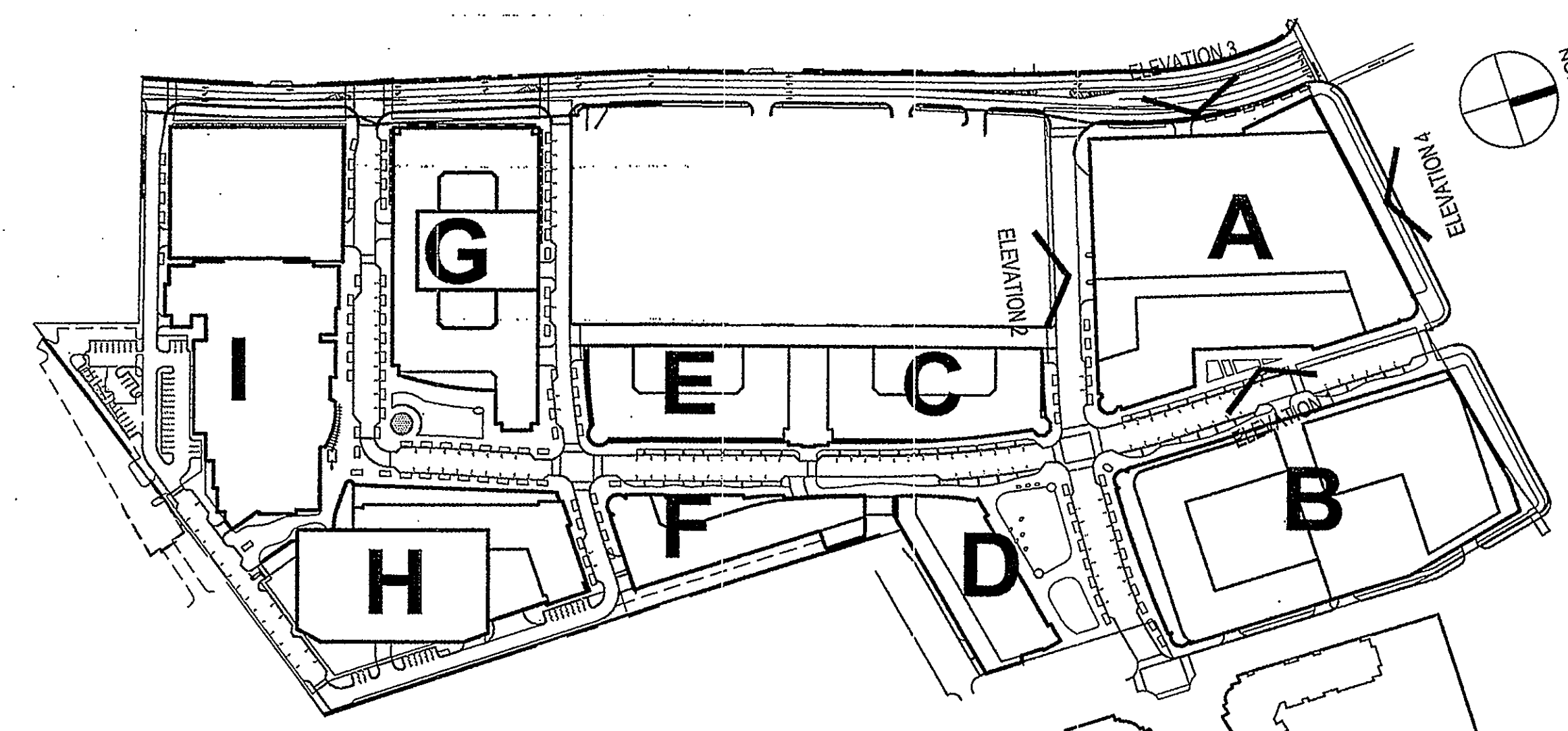
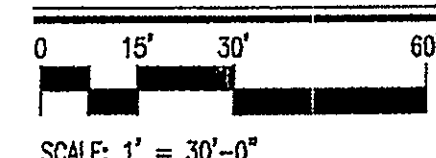


ARCHITECTURAL
FEATURE

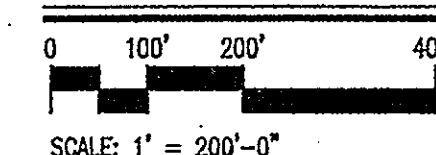
2-4 STORY
RETAIL



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN



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Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOSK)(PC) Approval Jan 13, 2011
Sheet 22 of 59

Concurrent w/ PCA 2005-PR-041

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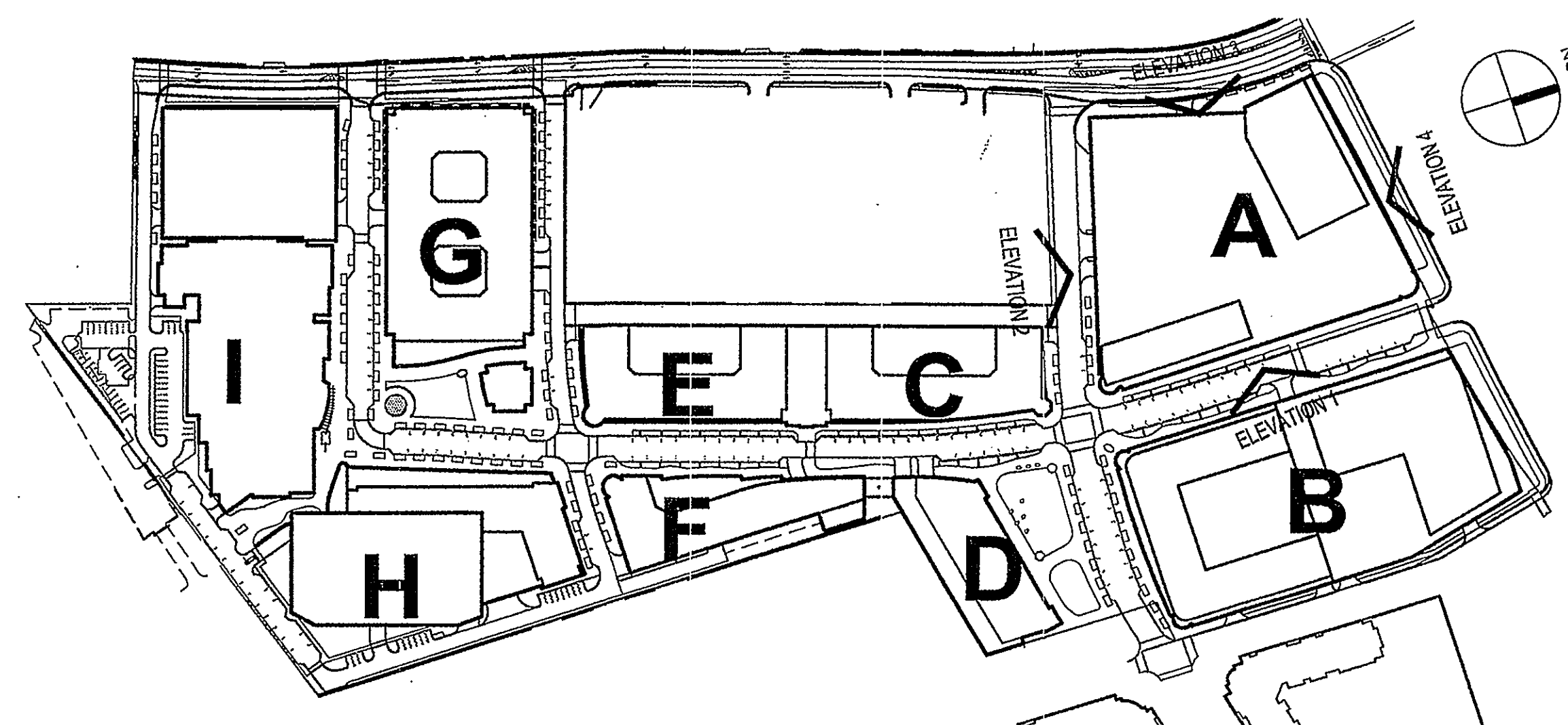
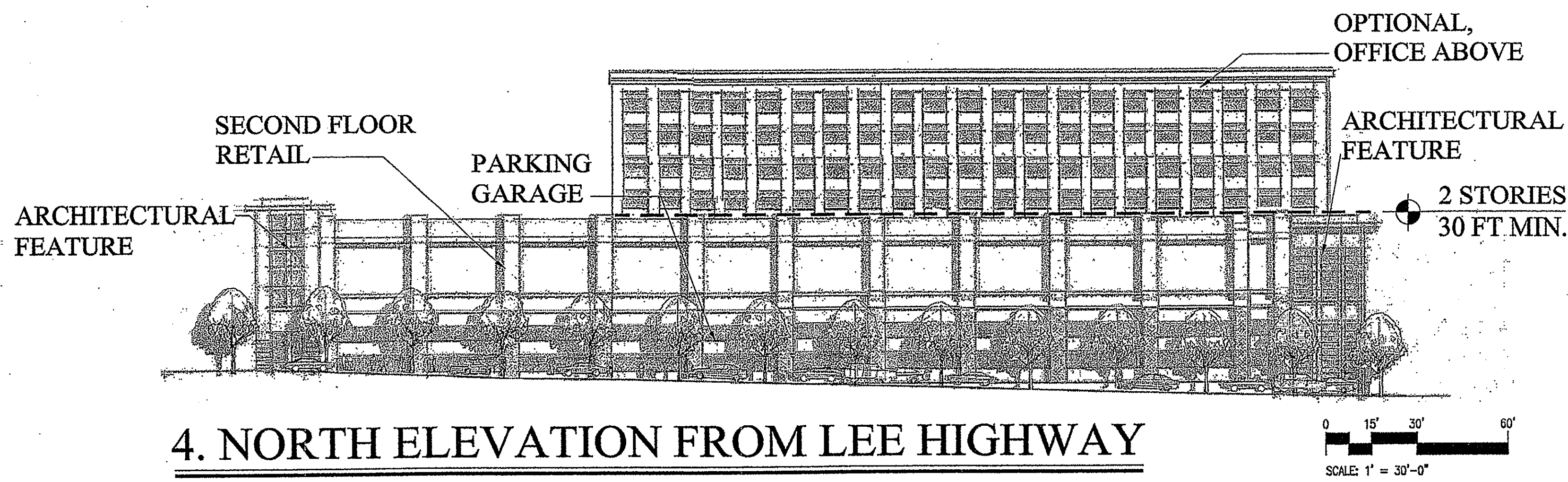
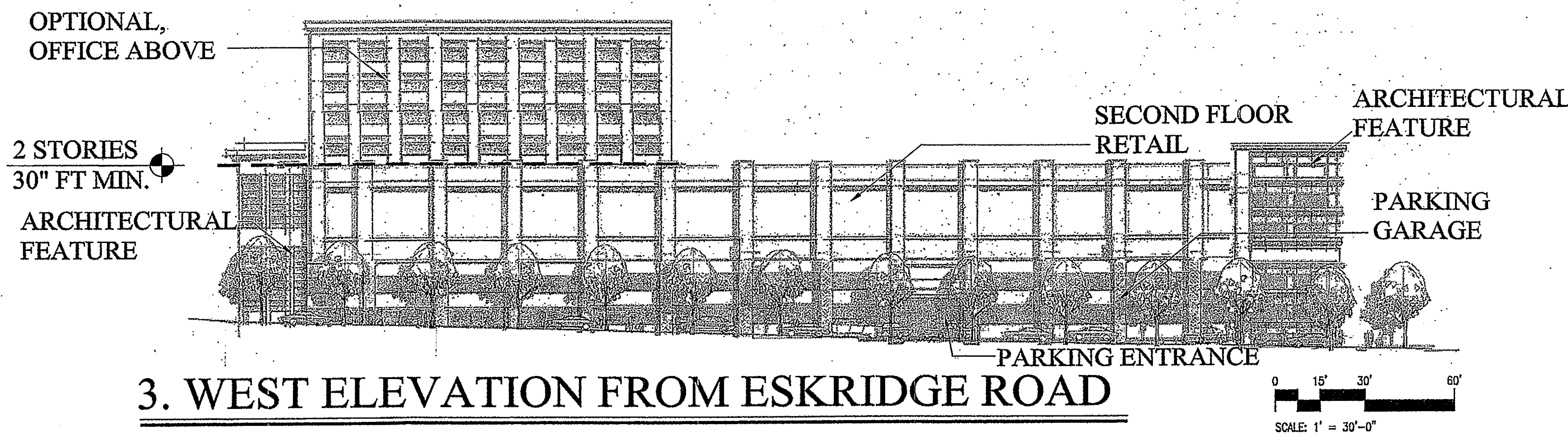
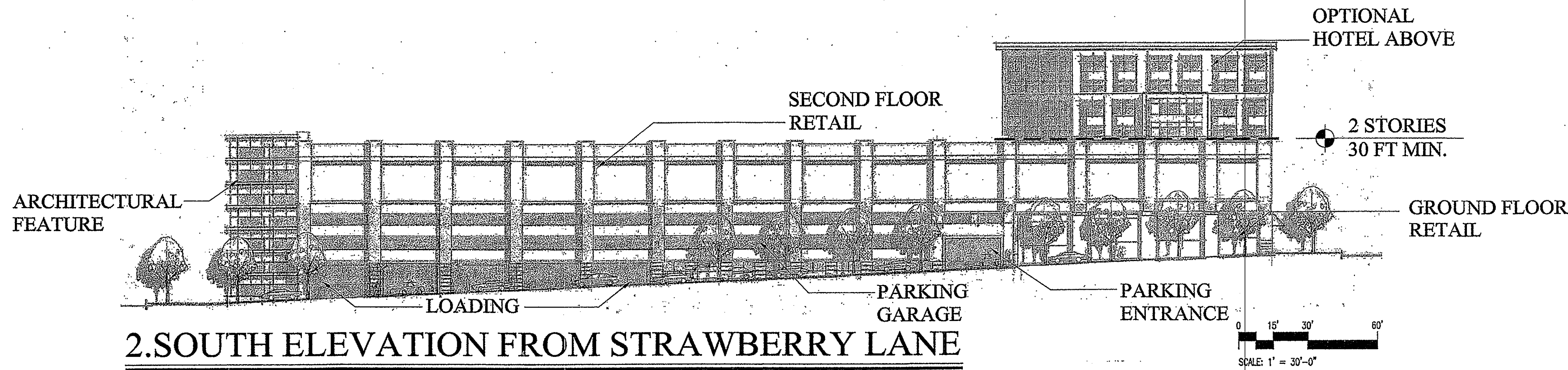
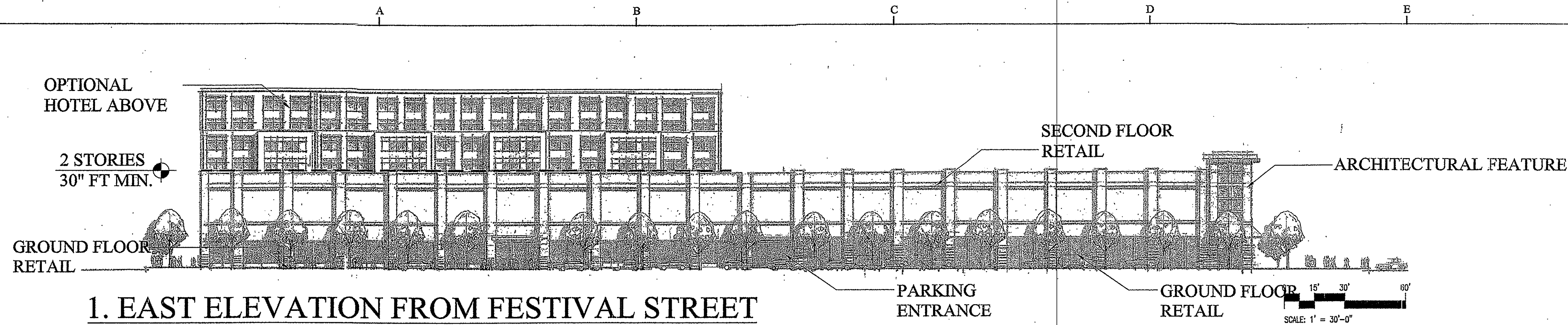
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Approved
PHILIP C. CHAMPAGNE
Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

PARCEL A OPTION
3 ELEVATIONS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



ELEVATION KEY PLAN

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See FDPA Conditions Dated Jan 10, 2011
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Sheet 23 of 59
Concurrent w/ PCA 2005-PR-041

MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
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2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

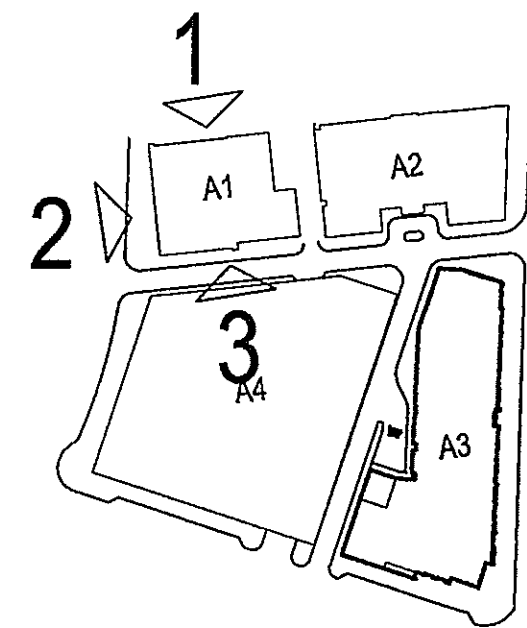
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PHILIP C. CHAMPAGNE
Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

PARCEL A OPTION
4 ELEVATIONS

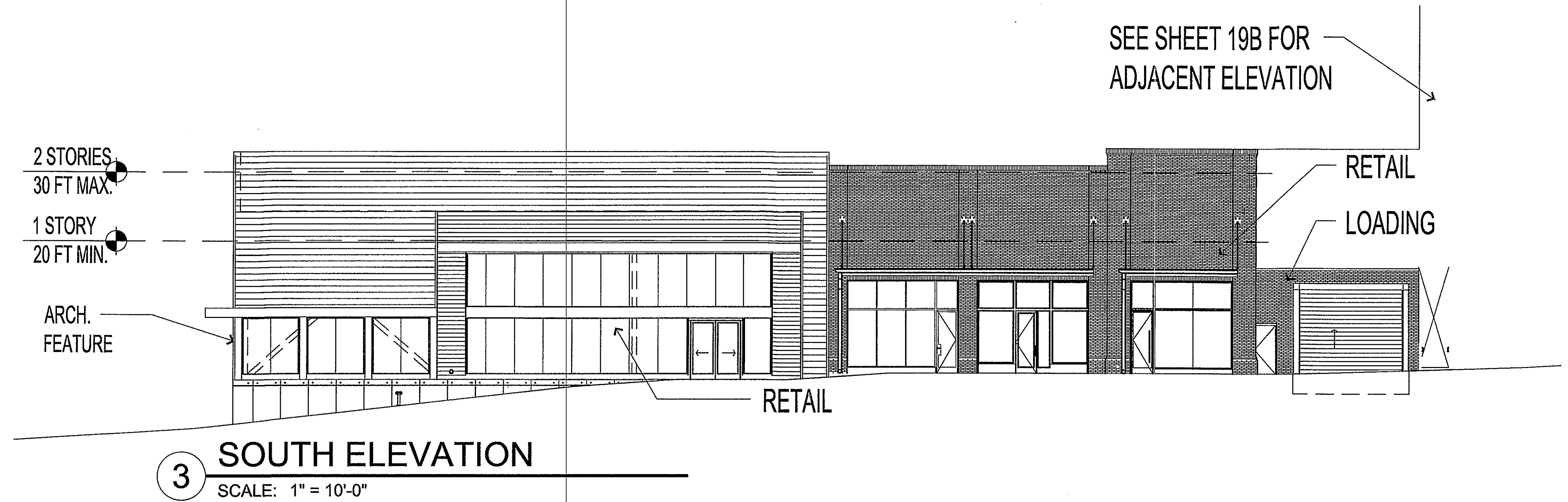
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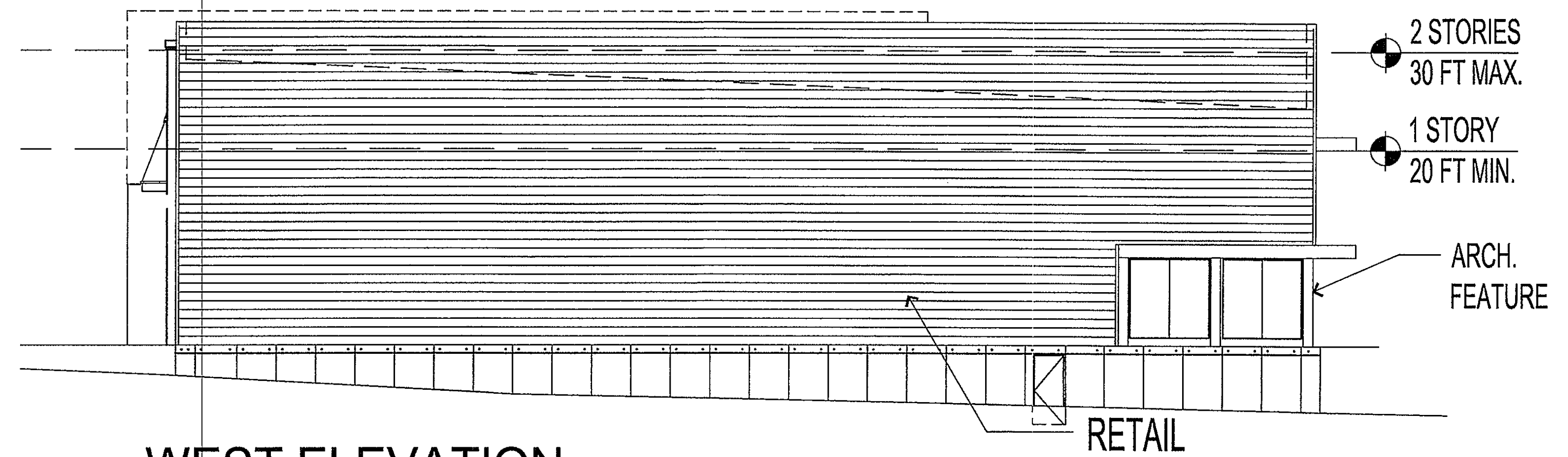
KEY PLAN
SCALE: NTS

NOTES:

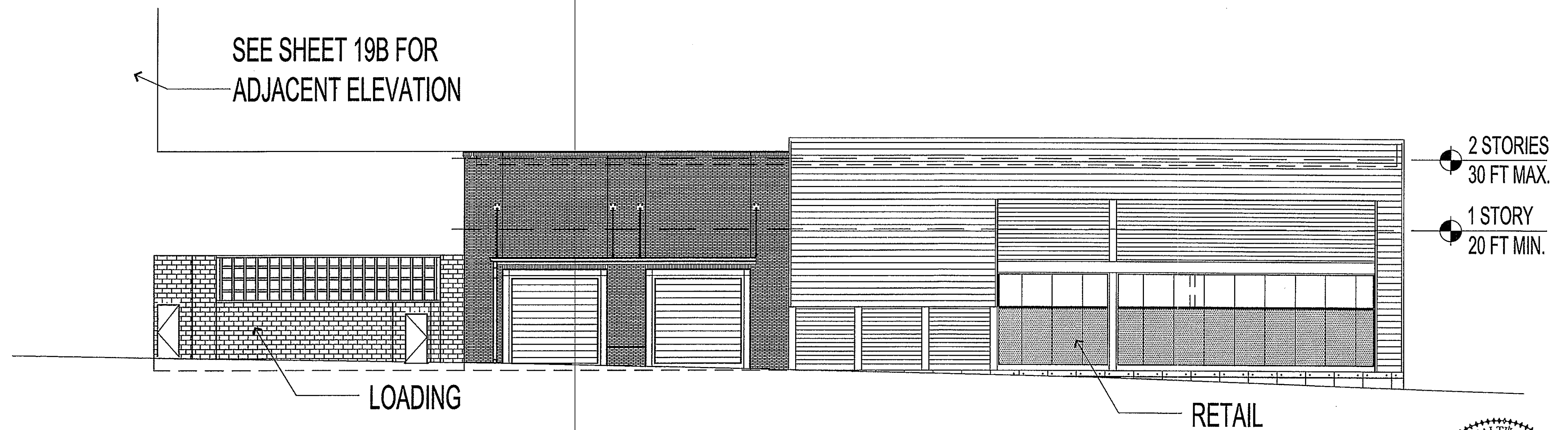
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3 SOUTH ELEVATION
SCALE: 1" = 10'-0"

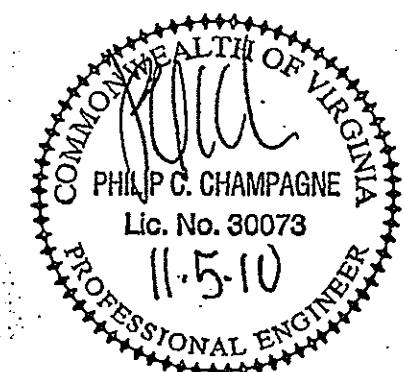


2 WEST ELEVATION
SCALE: 1" = 10'-0"



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

Application No. **FDPA 2005-PR-041** Staff **W/O'D**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated **Jan 10, 2011**
Date of (BOSK) Approval **Jan 13, 2011**
Sheet **24** of **59**
Concurrent w/ PCA 2005-PR-041



REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #

DRAWN BY
CH

DATE
-
SCALE
AS NOTED

Parcel A - Grocery Elevations

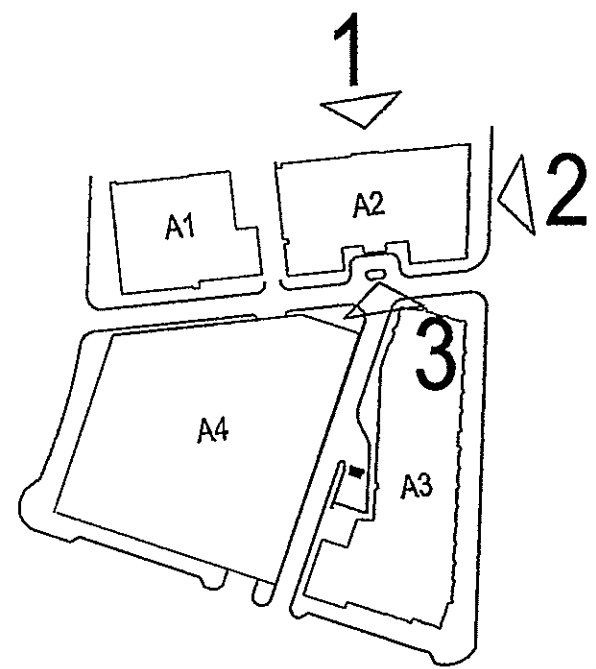
Mosaic District

Merrifield, VA

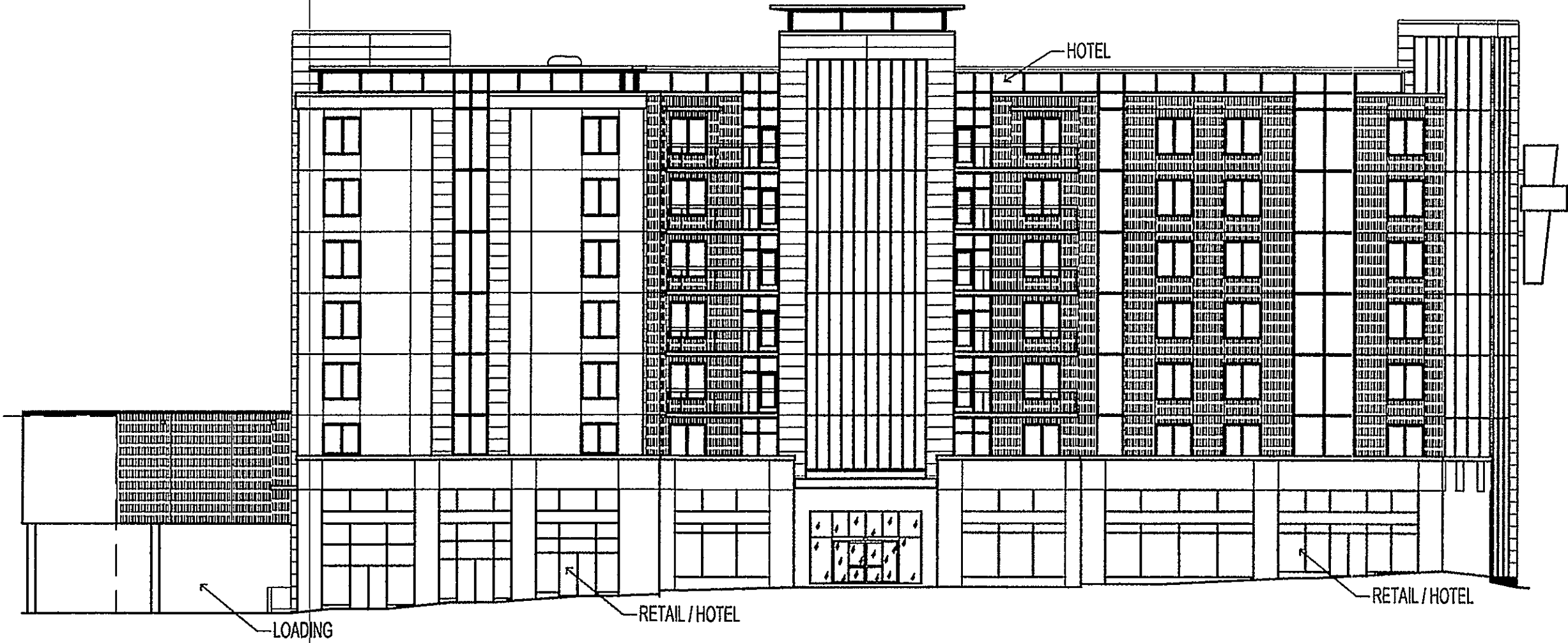
EDENS & AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.

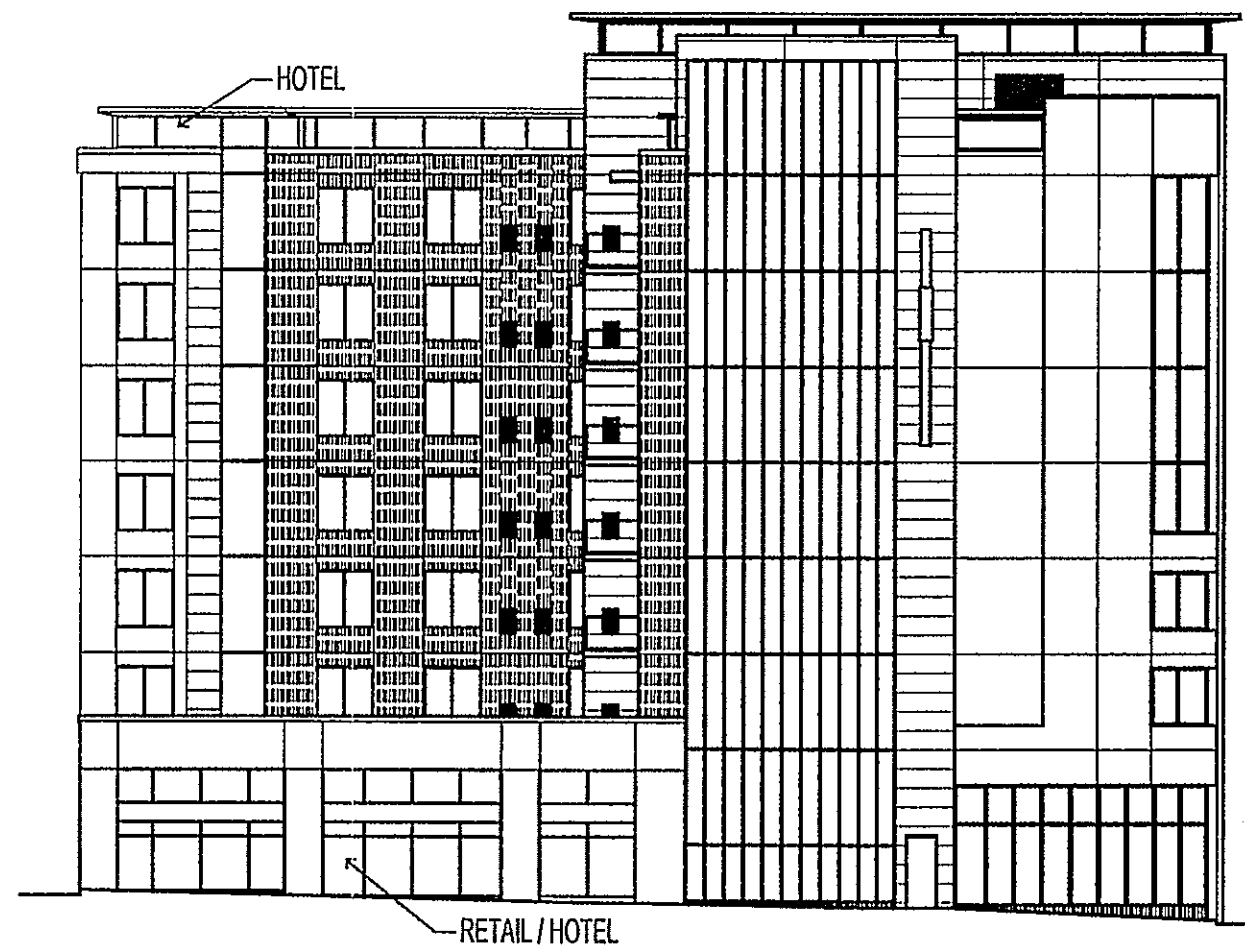
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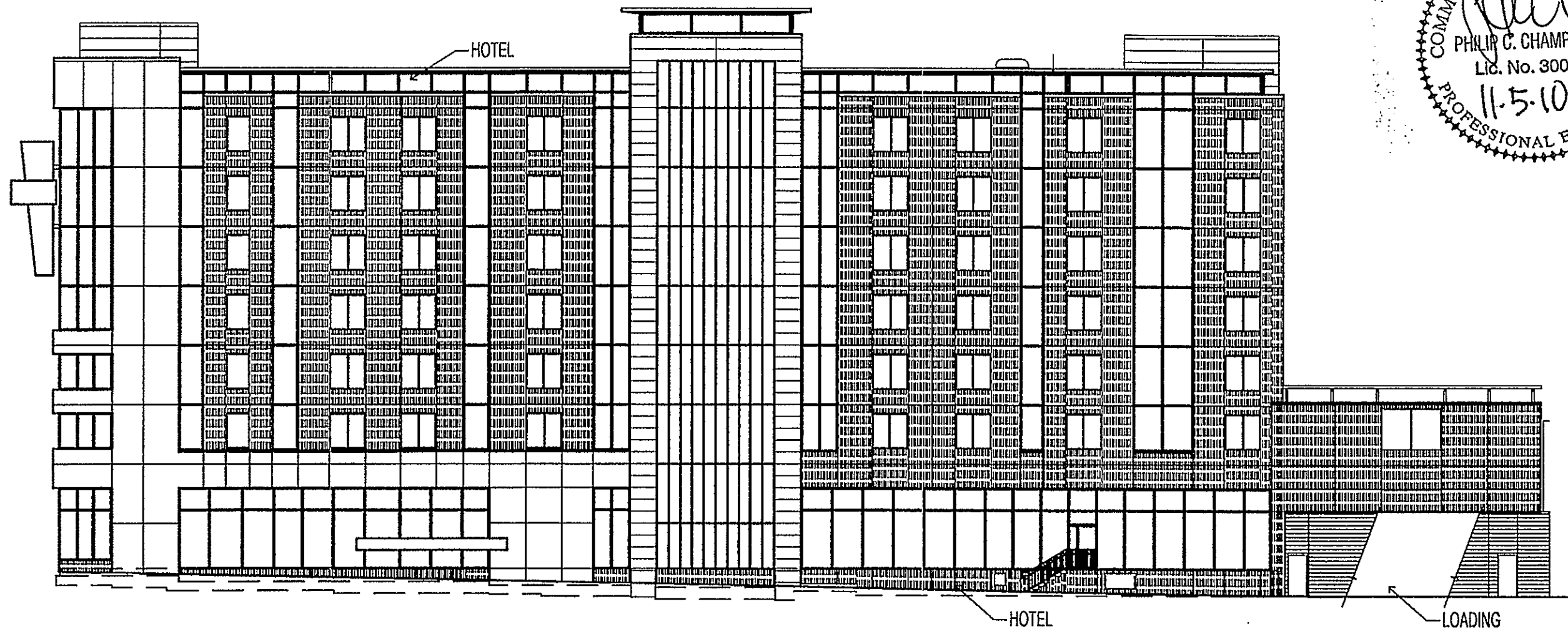
KEY PLAN
SCALE: NTS



3 SOUTH ELEVATION
SCALE: 1" = 20'



2 EAST ELEVATION
SCALE: 1" = 20'



1 NORTH ELEVATION
SCALE: 1" = 20'

NOTES:

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REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #

DATE

Parcel A - Hotel Elevations

Mosaic District

Merrifield, VA

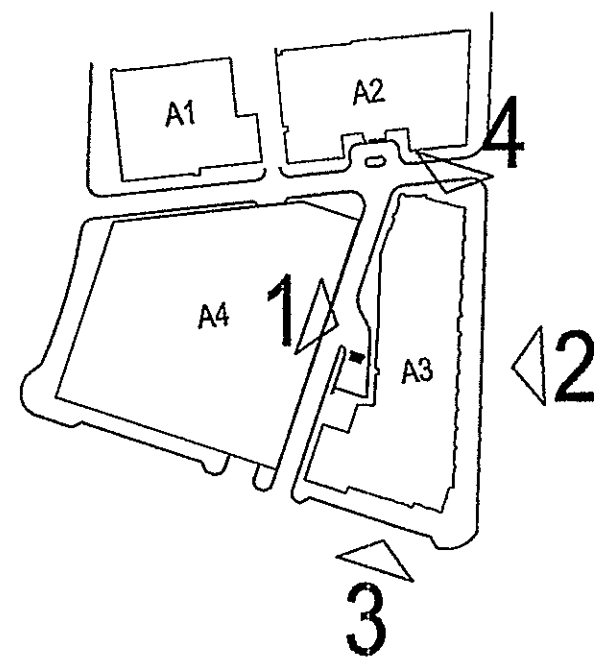
EDENS & AVANT

7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.

19B

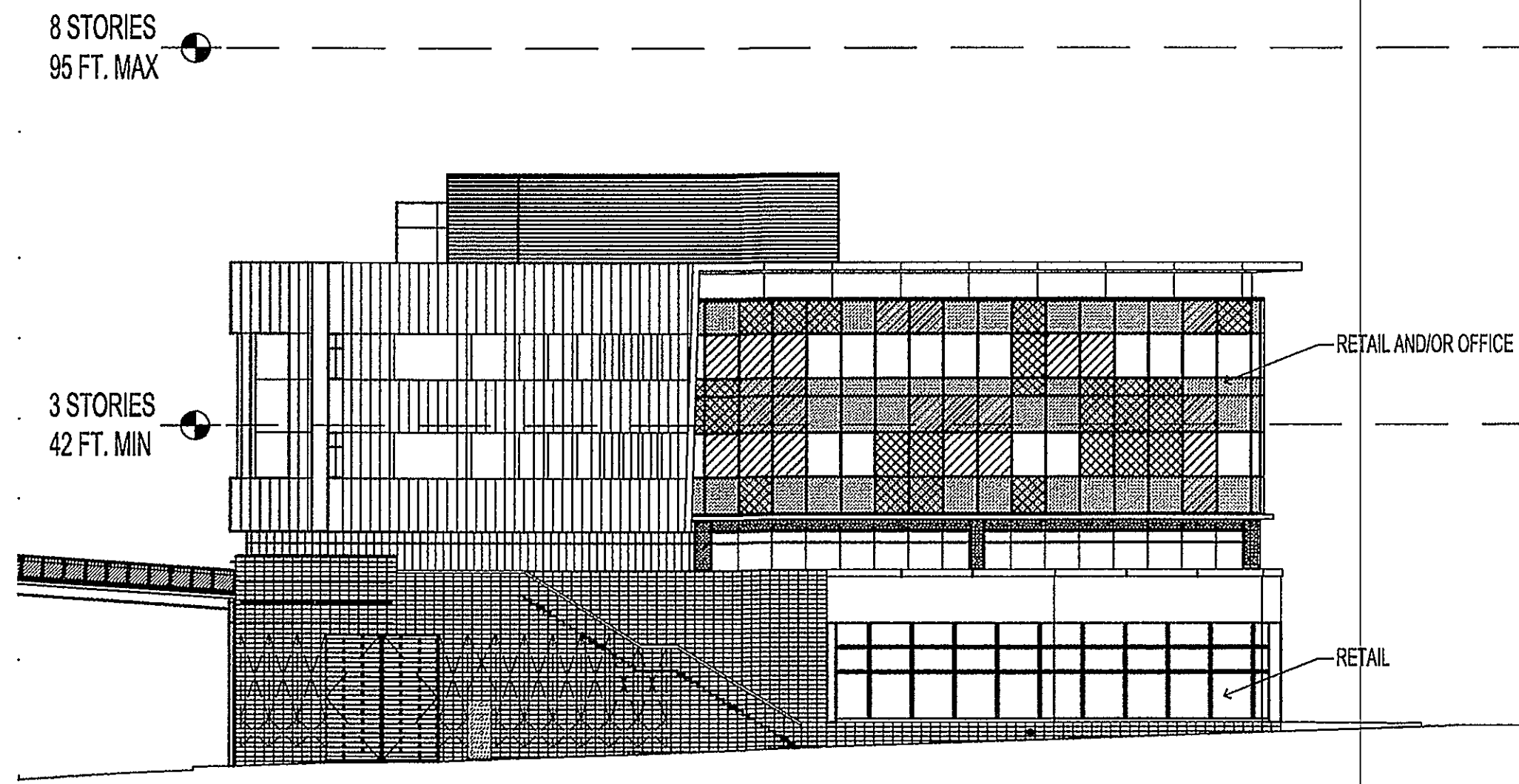
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Layout: A3



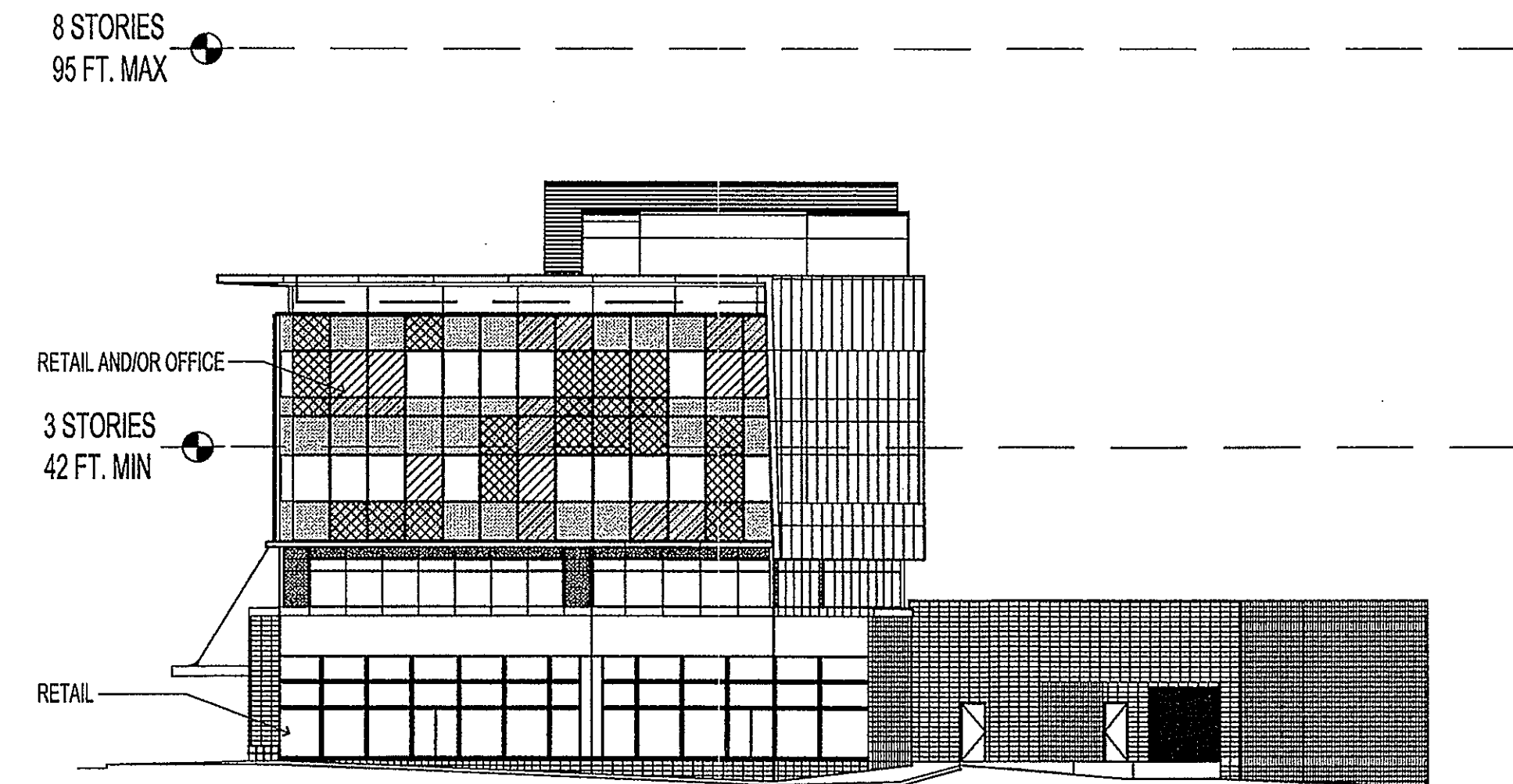
KEY PLAN
SCALE: NTS

NOTES:

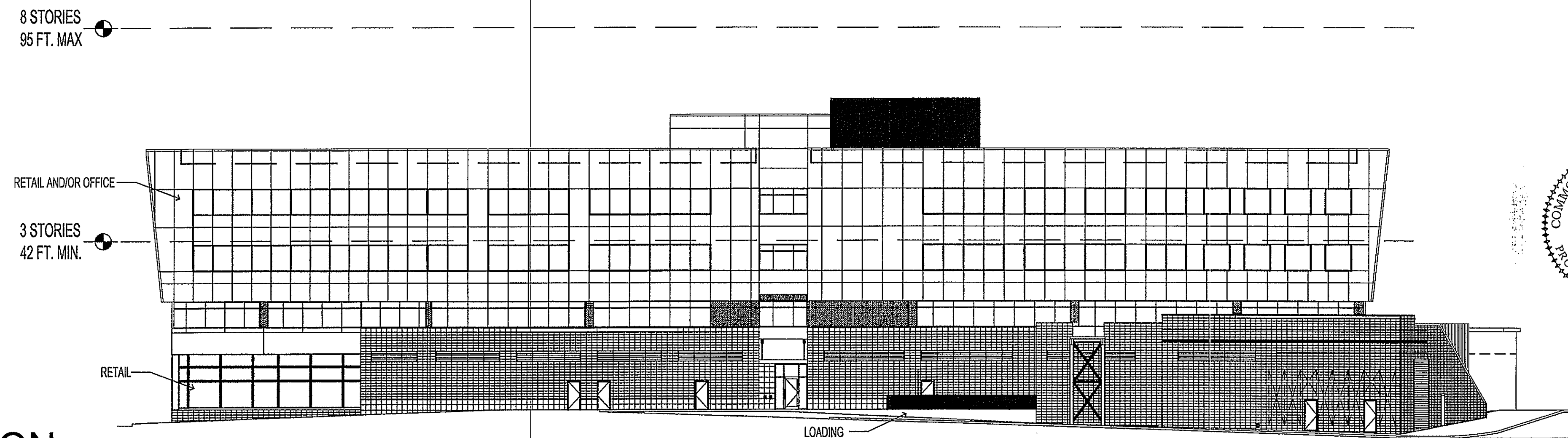
- 1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- 2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
- 3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.



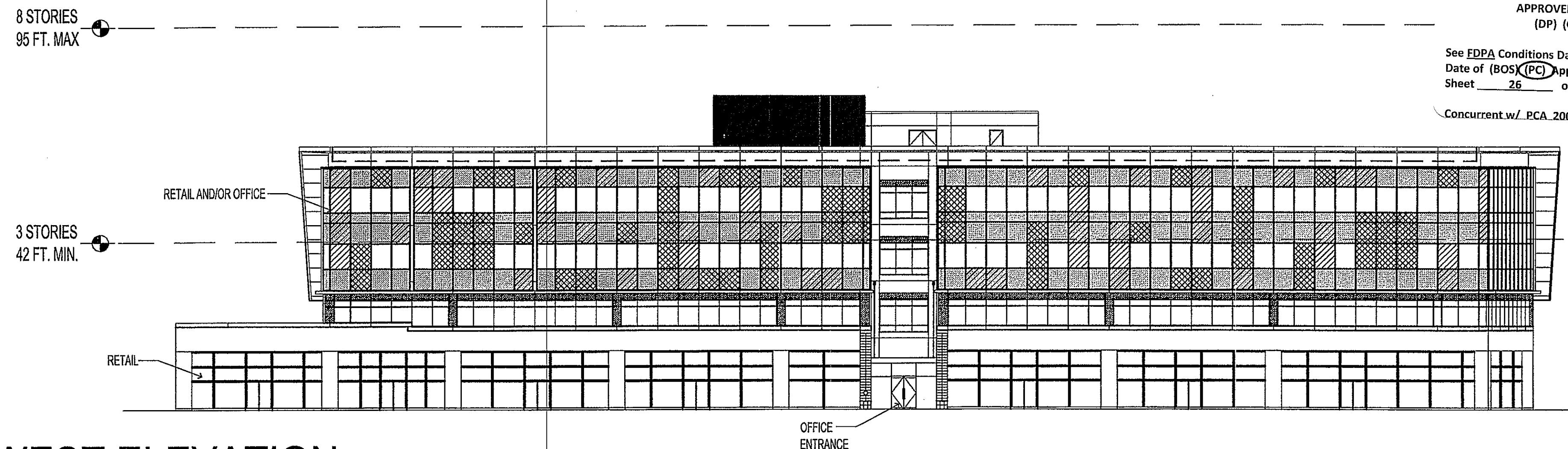
3 SOUTH ELEVATION
SCALE: 1" = 20'



4 NORTH ELEVATION
SCALE: 1" = 20'



2 EAST ELEVATION
SCALE: 1" = 20'



1 WEST ELEVATION
SCALE: 1" = 20'



Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 26 of 59
Concurrent w/ PCA 2005-PR-041

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #

DATE

SCALE

AS NOTED

DRAWN BY

CH

Parcel A - Office Elevations

Mosaic District

Merrifield, VA

EDENS & SAVANT
7200 Wisconsin Avenue, Suite 400, Bethesda, MD 20814
Phone: 301.652.7400 Fax: 301.652.3588

SHEET NO.

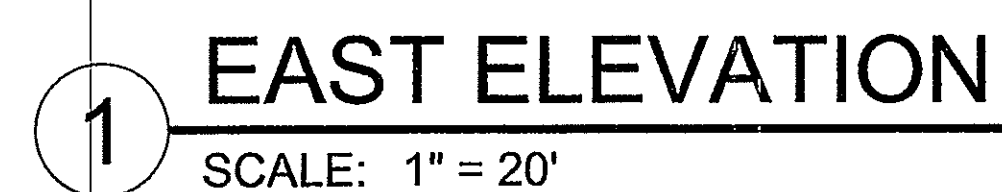
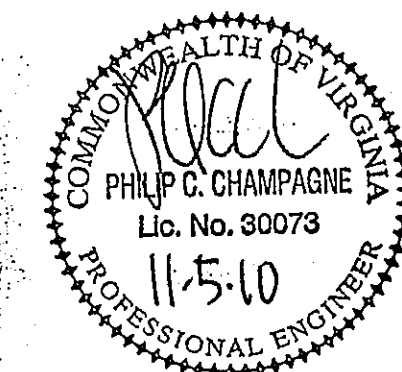
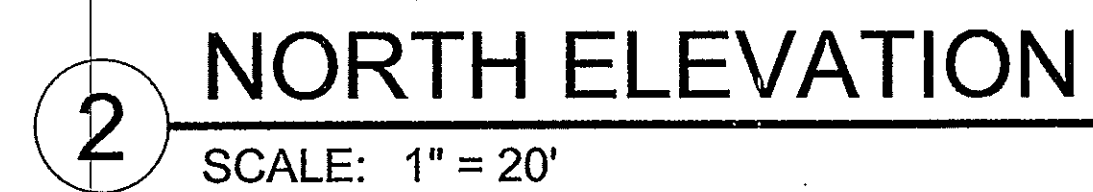
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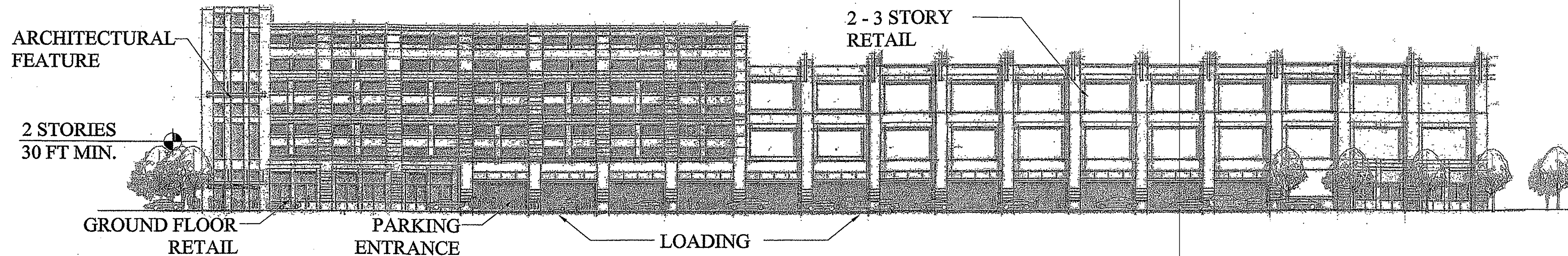
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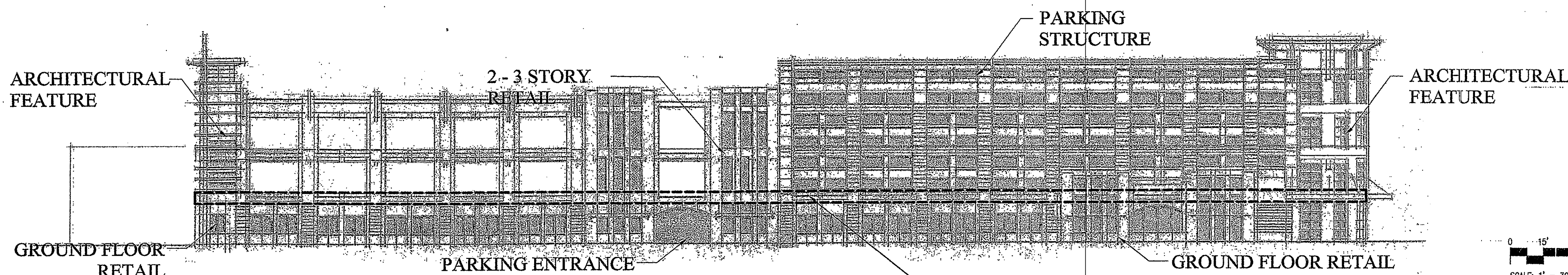
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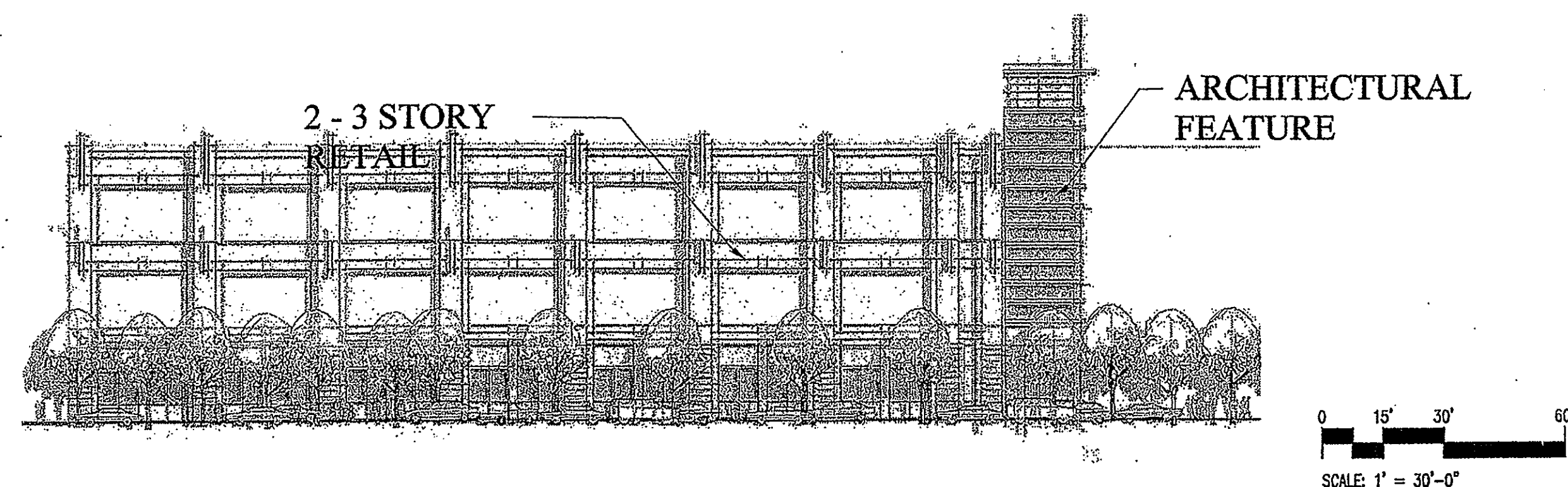
Concurrent w/ PCA 2005-PR-041



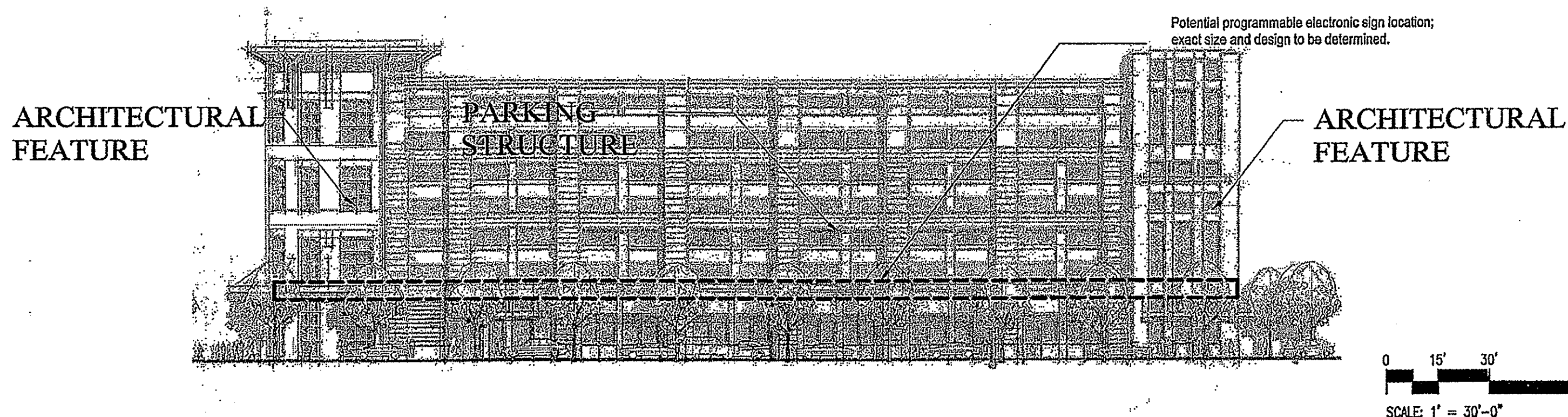
1. EAST ELEVATION FROM YATES WAY



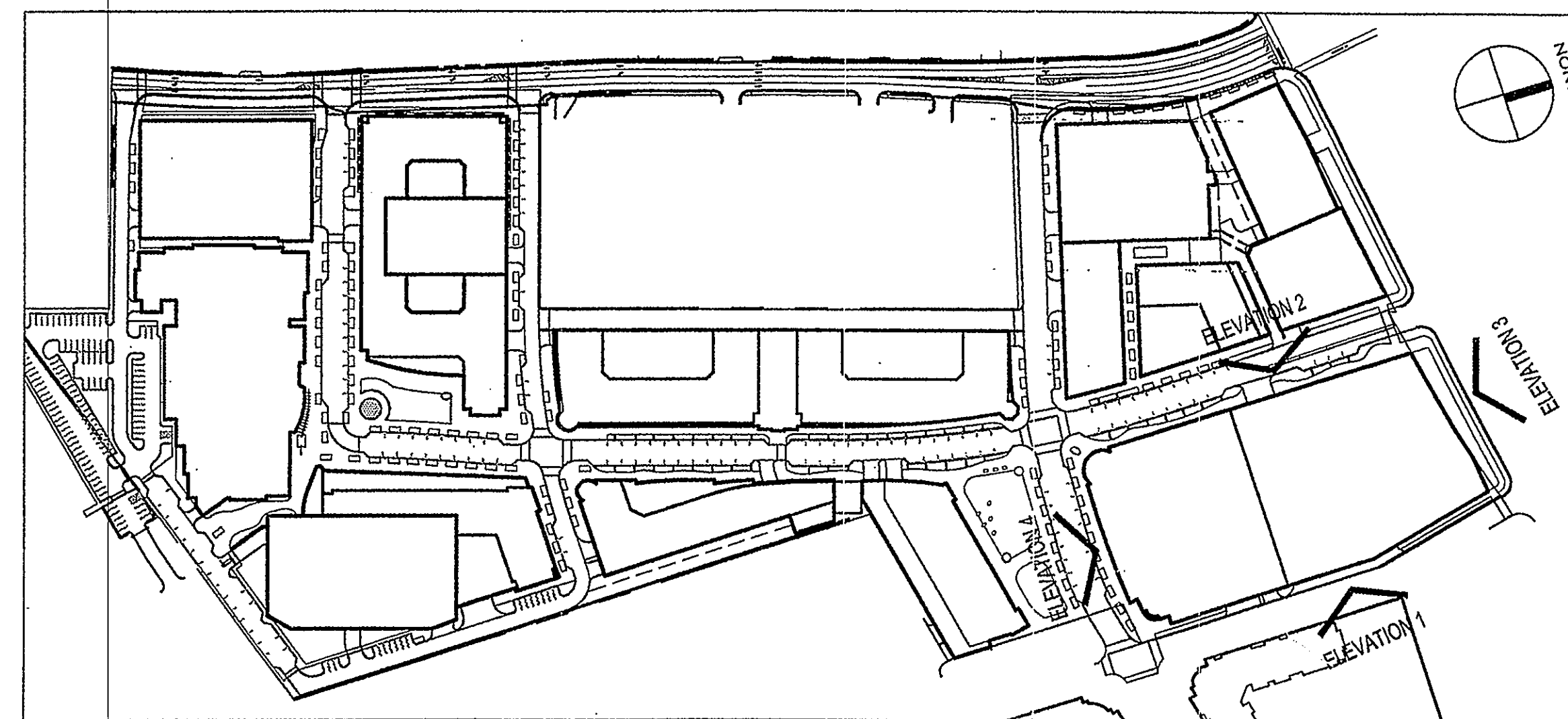
2. WEST ELEVATION FROM FESTIVAL STREET



3. NORTH ELEVATION FROM LEE HIGHWAY



4. SOUTH ELEVATION FROM STRAWBERRY LANE



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

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Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 28 of 59

Concurrent w/ PCA 2005-PR-041

THIS SHEET UNCHANGED AS DESCRIBED
ON THE COVER SHEET

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
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11	06/10/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
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7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

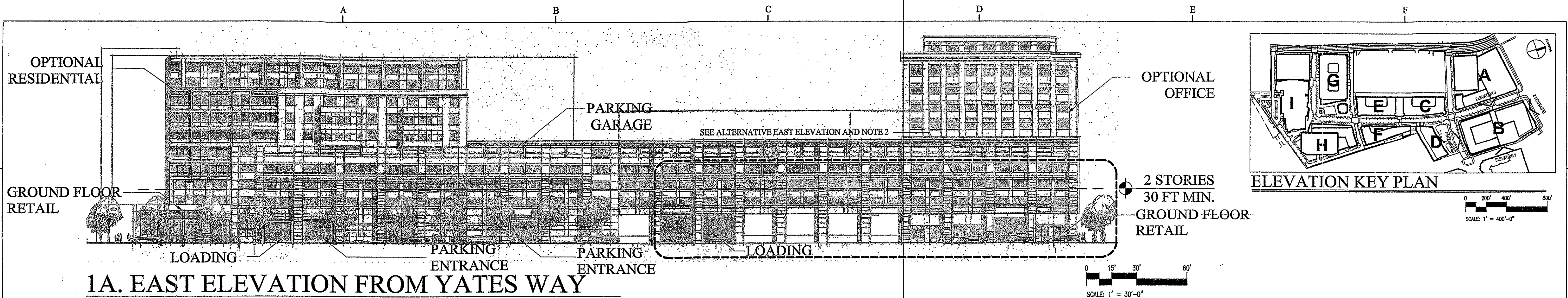
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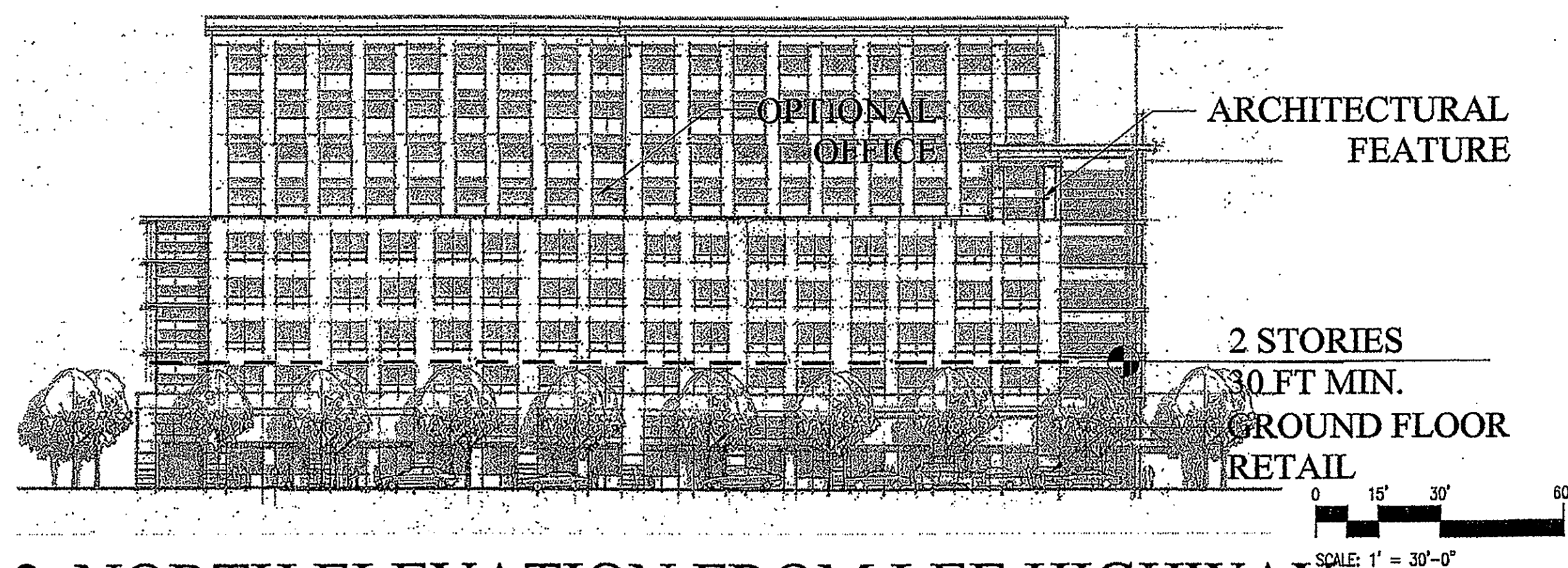
PHILIP C. CHAMPAGNE
Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

PARCEL B OPTION 1
ELEVATIONS

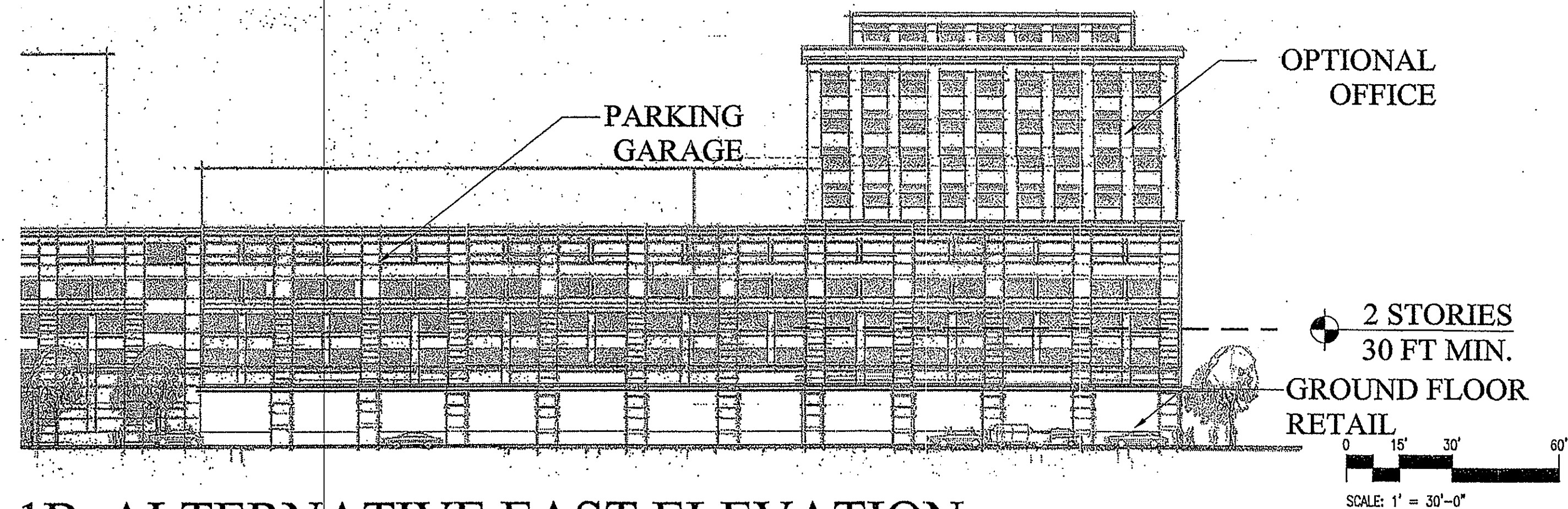
Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



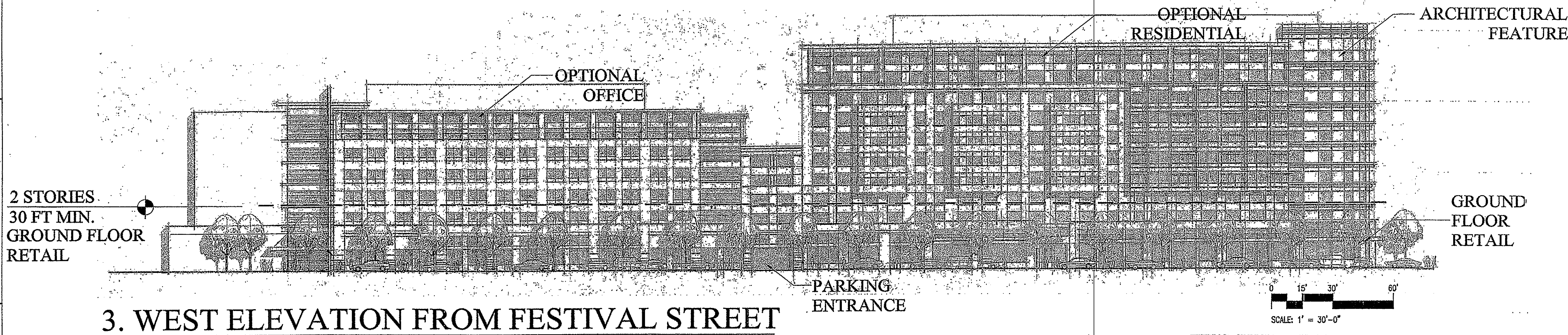
1A. EAST ELEVATION FROM YATES WAY



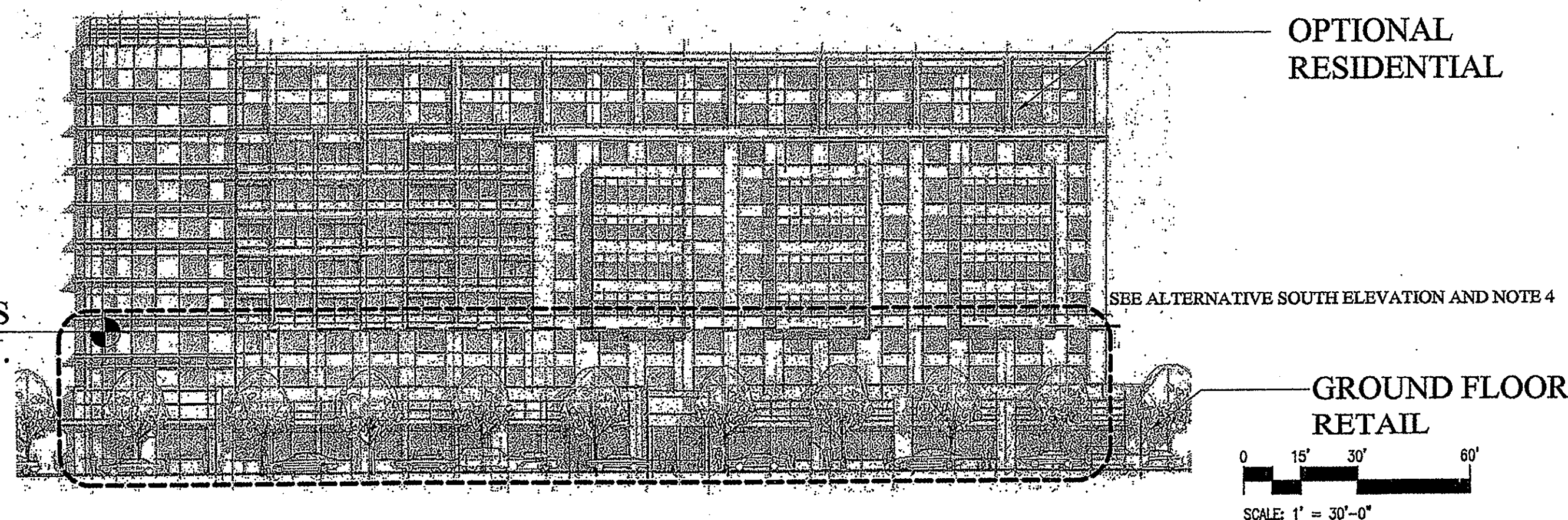
2. NORTH ELEVATION FROM LEE HIGHWAY



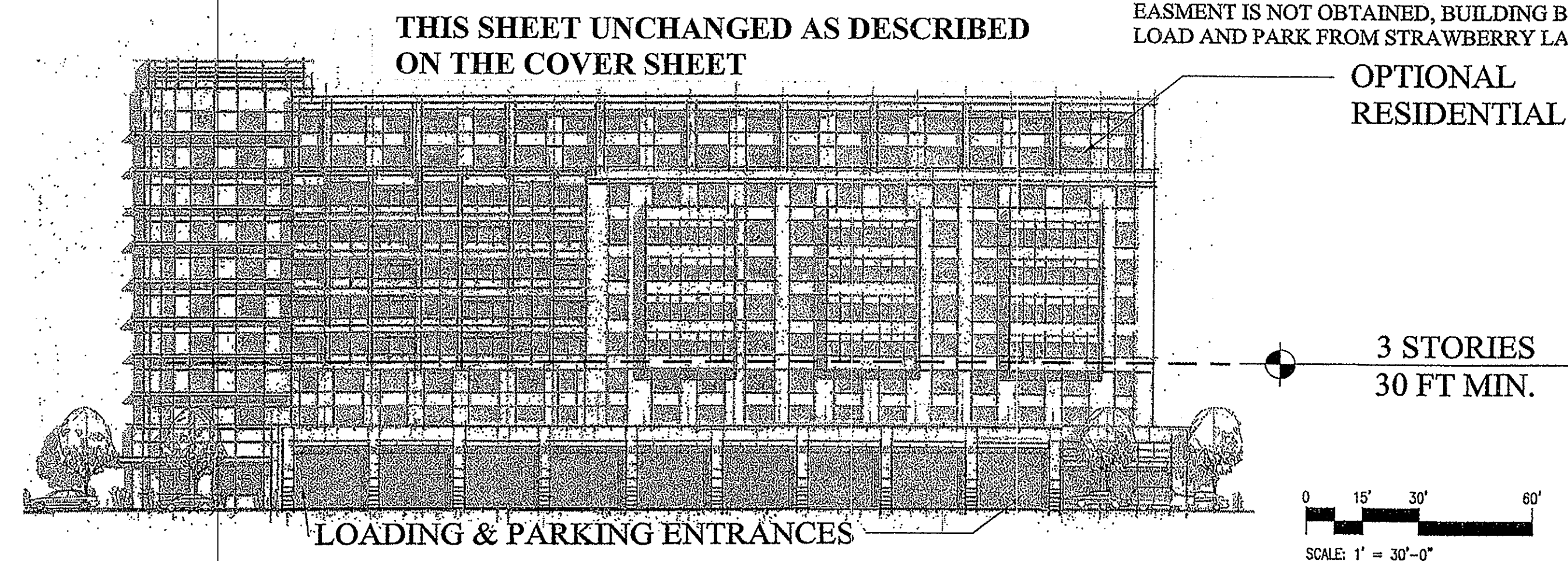
1B. ALTERNATIVE EAST ELEVATION



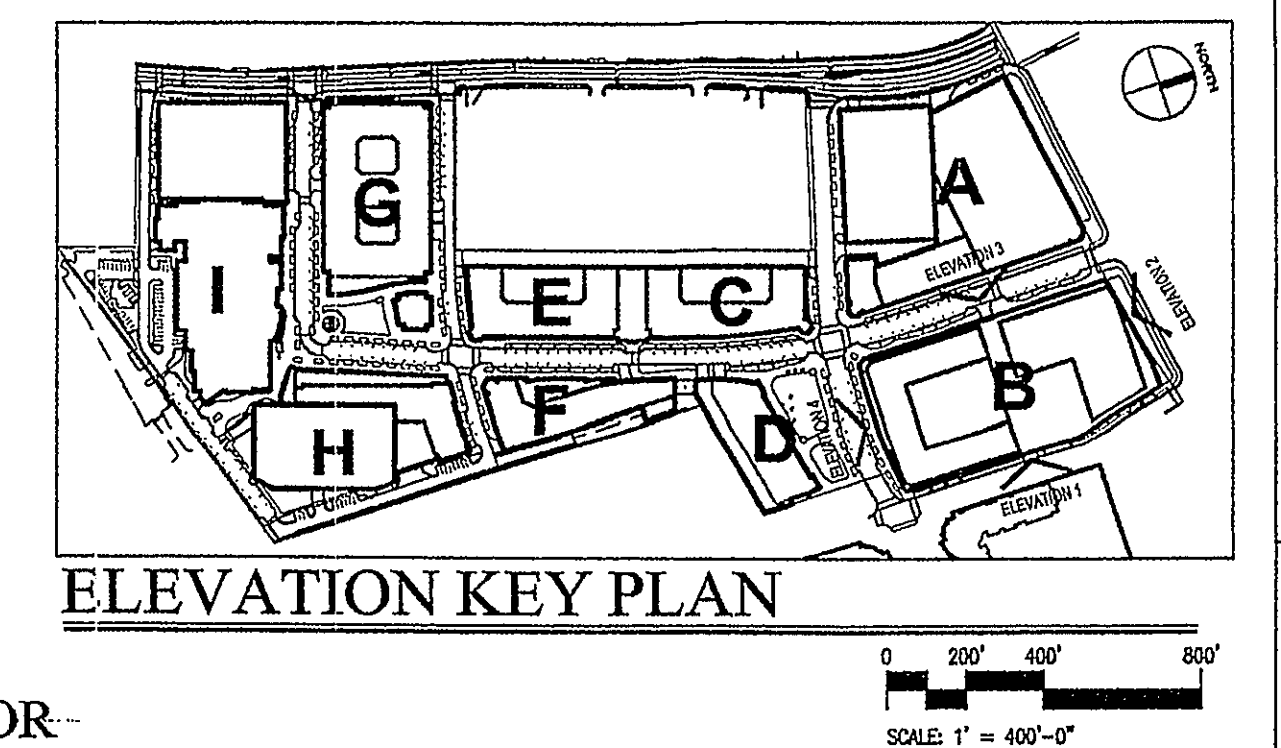
3. WEST ELEVATION FROM FESTIVAL STREET



4A. SOUTH ELEVATION FROM STRAWBERRY LANE



4B. ALTERNATIVE SOUTH ELEVATION



1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

4. IF ACCESS FROM YATES WAY PUBLIC ACCESS EASEMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

RRIFIELD
WIN CENTER
FAIRFAX COUNTY, VIRGINIA

Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 29 of 59
Concurrent w/ PCA 2005-PR-041

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

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COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
08-25-10
PROFESSIONAL ENGINEER

PARCEL B OPTION
2 ELEVATIONS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

RESIDENTIAL
ARCHITECTURAL
FEATURE

4 STORIES
45 FT MIN.
GROUND FLOOR
RETAIL

LANDSCAPED
COURTYARD

ARCHITECTURAL
FEATURE

1. EAST ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1" = 30'-0"

RESIDENTIAL
ARCHITECTURAL
FEATURE

4 STORIES
45 FT MIN.
GROUND FLOOR
RETAIL

LANDSCAPED
COURTYARD

RESIDENTIAL

LANDSCAPED
COURTYARD

RESIDENTIAL

4 STORIES
45 FT MIN.

4 STORIES
45 FT MIN.

OPEN PARKING

LOADING

OPEN PARKING

2. WEST ELEVATION FROM ALLEY

0 15' 30' 60'
SCALE: 1" = 30'-0"

ARCHITECTURAL
FEATURE

RESIDENTIAL

GROUND FLOOR
RETAIL

4 STORIES
45 FT MIN.

PARKING ENTRANCE

3. NORTH ELEVATION FROM STRAWBERRY LANE

0 15' 30' 60'
SCALE: 1" = 30'-0"

RESIDENTIAL

ARCHITECTURAL
FEATURE

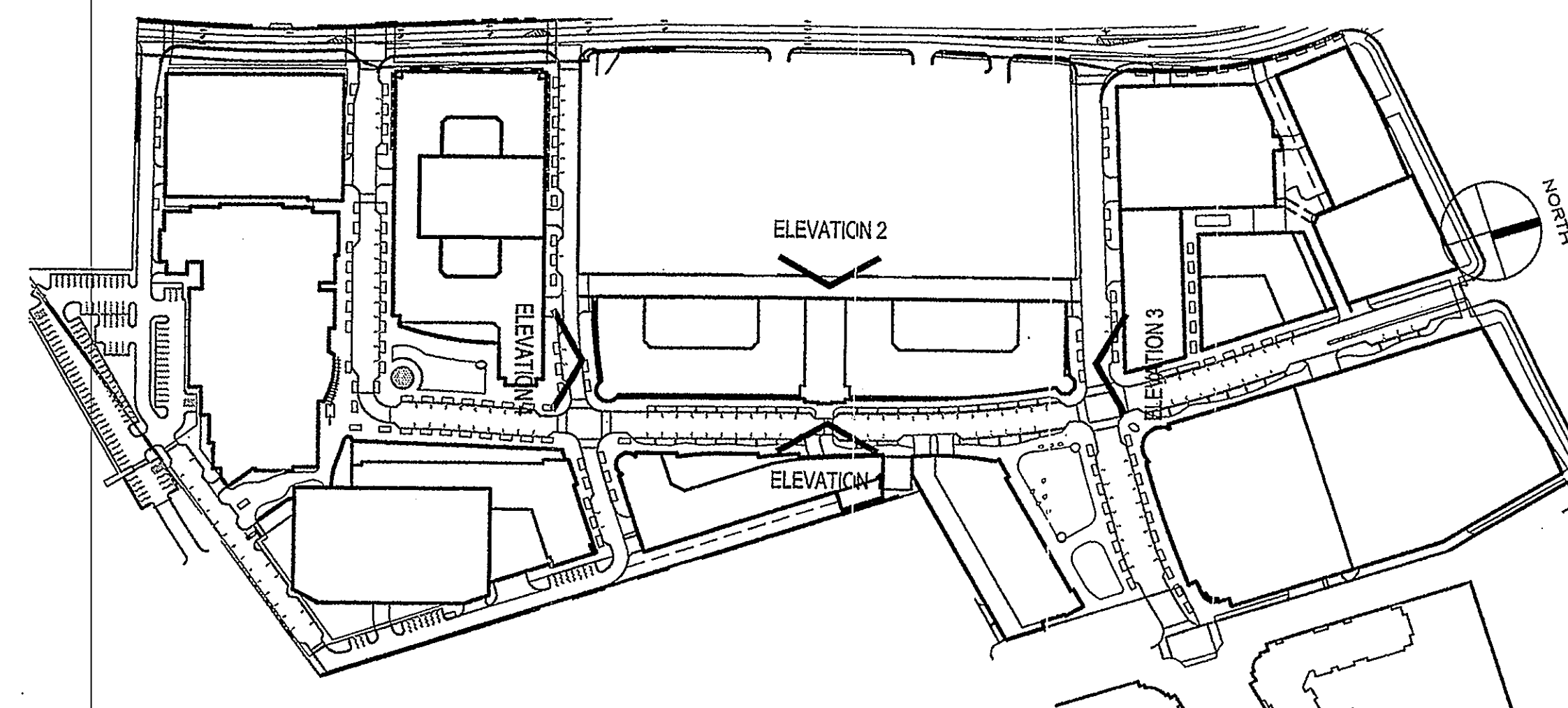
4 STORIES
45 FT MIN.

GROUND FLOOR
RETAIL

PARKING
ENTRANCE

4. SOUTH ELEVATION FROM NORTH ROAD

0 15' 30' 60'
SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

THIS SHEET UNCHANGED AS DESCRIBED
ON THE COVER SHEET

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No. FDPA-2005-PR-041 Staff W'OD
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(DP) (GDP) (CDP) (FDPA)
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Sheet 30 of 59
Concurrent w/ PCA 2005-PR-041

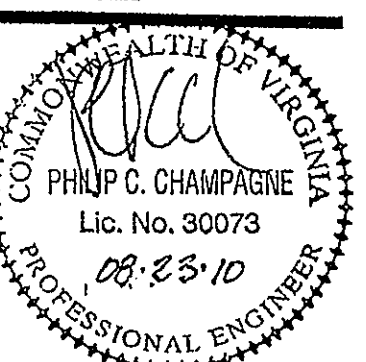
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15	12-03-2010	CDP/FDP Revision
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13	10-11-2010	CDP / FDP Revision
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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision
No.	Date	Item

Issued Drawing Log

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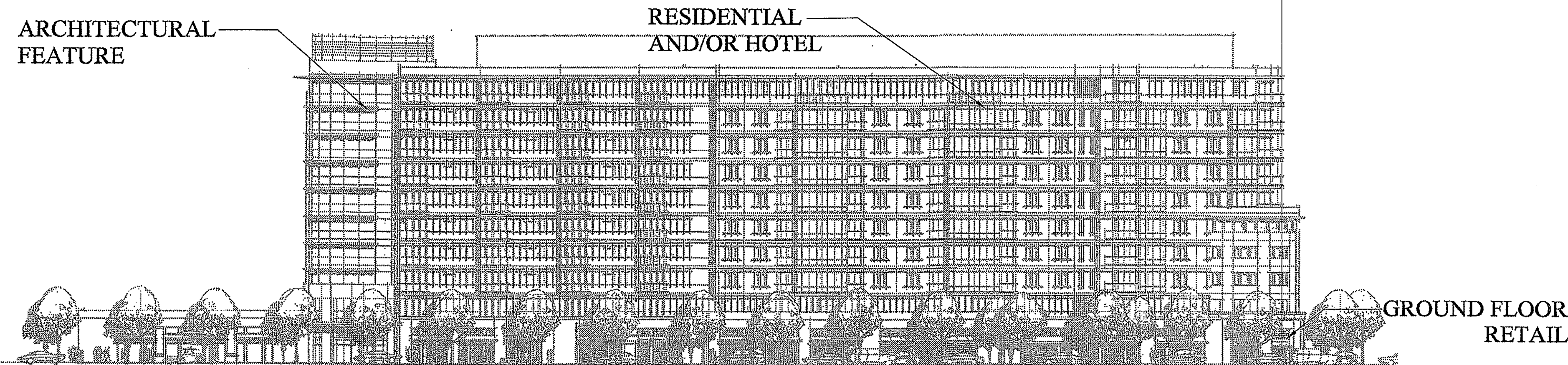
PARCEL C & E
ELEVATIONS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

MERRIFIELD

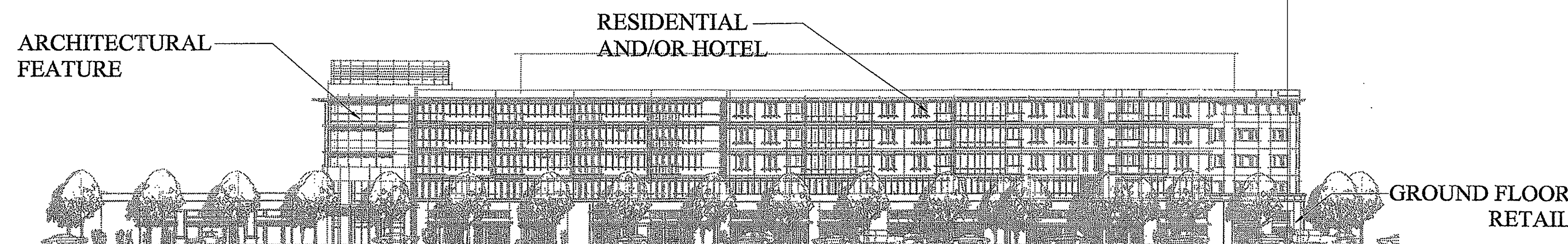
TOWN CENTER

FAIRFAX COUNTY, VIRGINIA



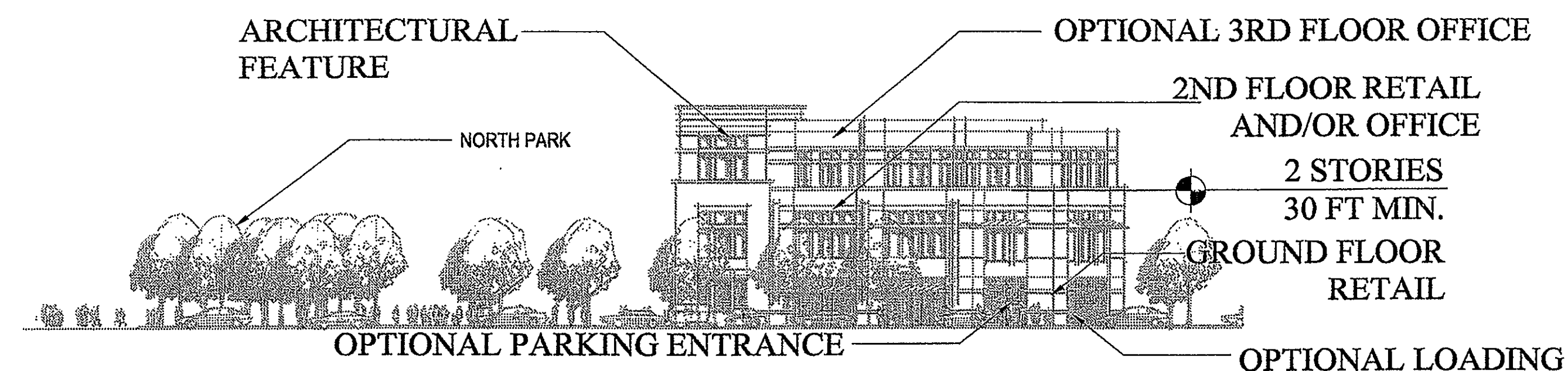
1A. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION A

0 15' 30' 60'
SCALE: 1" = 30'-0"



1B. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION B

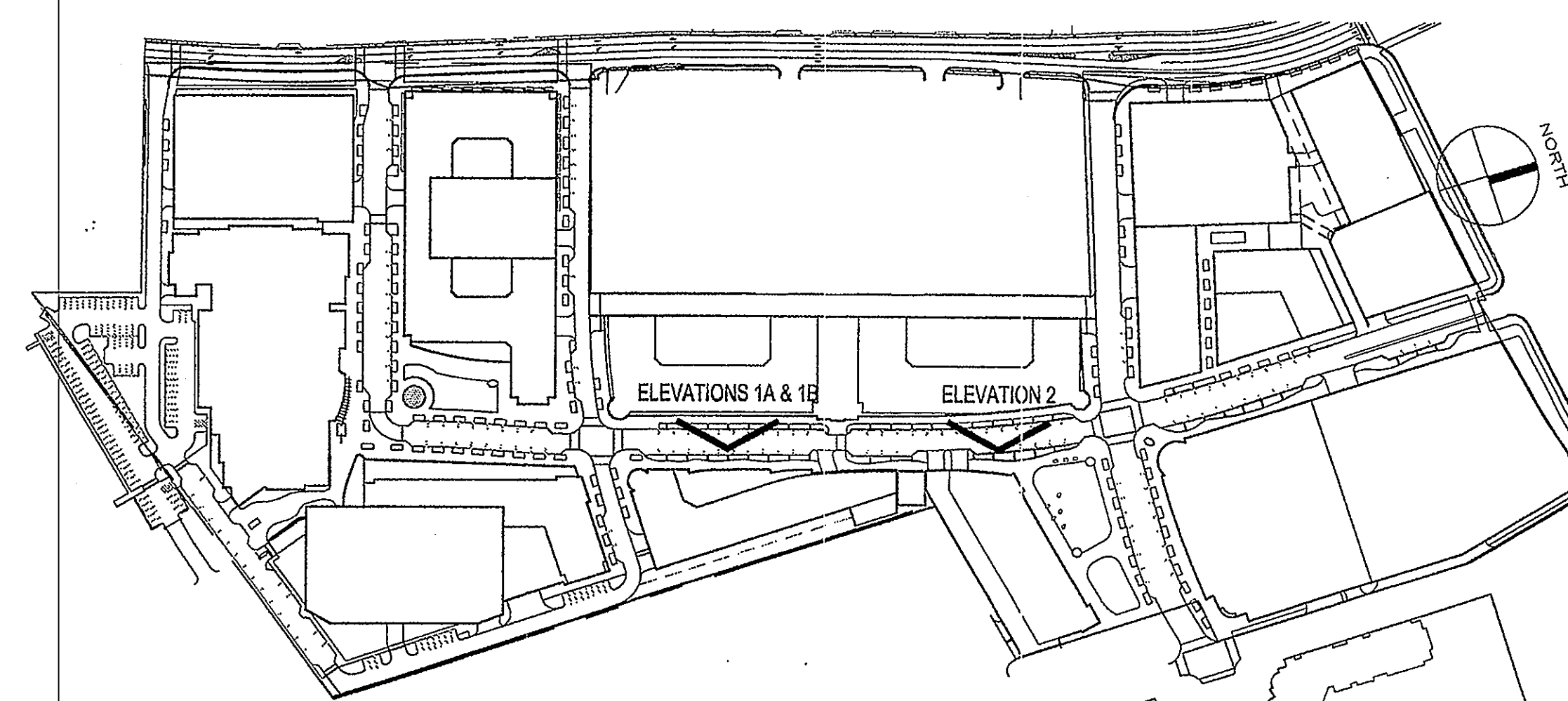
0 15' 30' 60'
SCALE: 1" = 30'-0"



2. PARCEL D - ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1" = 30'-0"

THIS SHEET UNCHANGED AS DESCRIBED
ON THE COVER SHEET



ELEVATION KEY PLAN

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0 100' 200' 400'
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(DP) (GDP) (CDP) (FDPA)
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1	4/7/2006	CDP / FDP Revision

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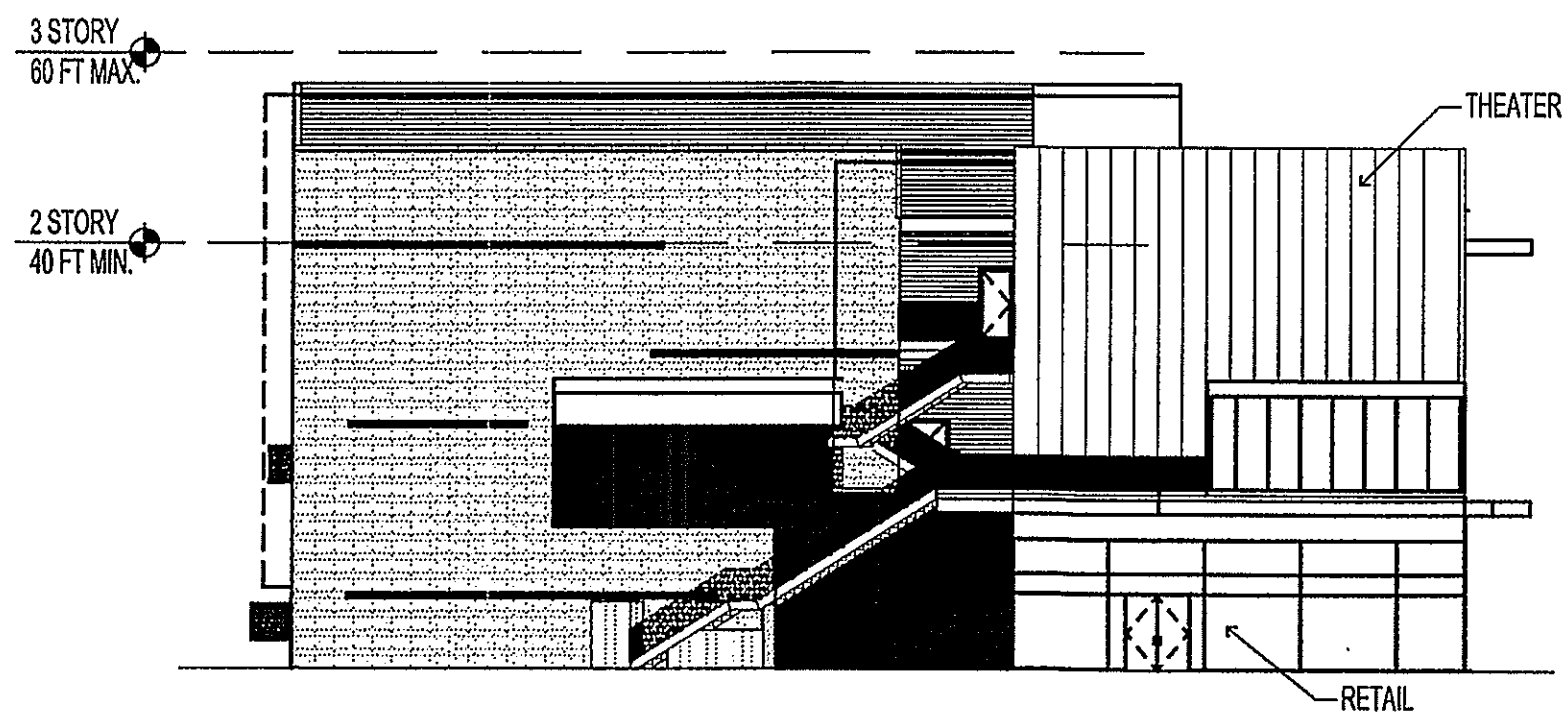
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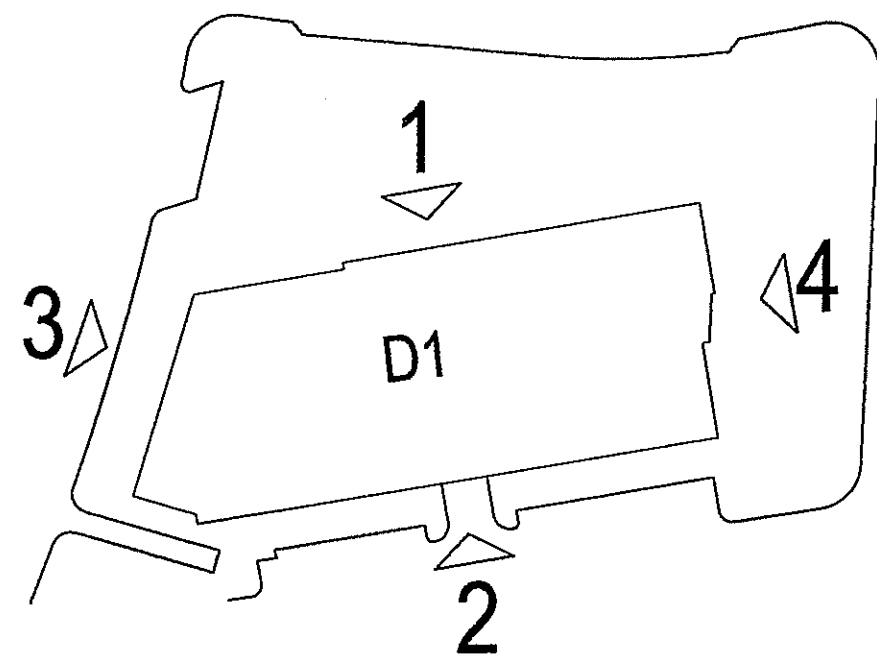
PARCEL D & F ELEVATIONS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

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File Date: 2-Nov-10, 13:01:59 by Christine
Layout: d1



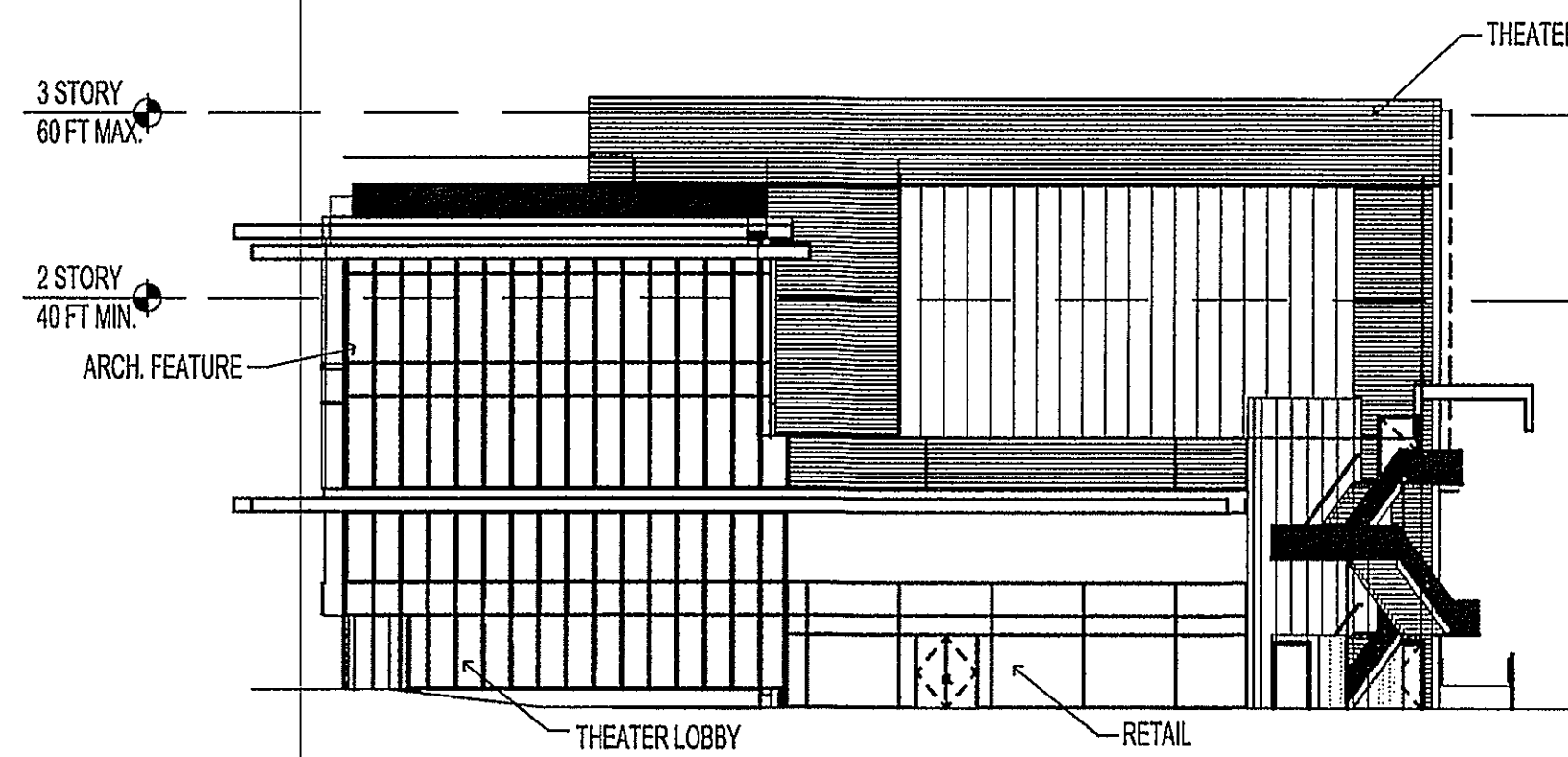
4 EAST ELEVATION
SCALE: 1" = 20'



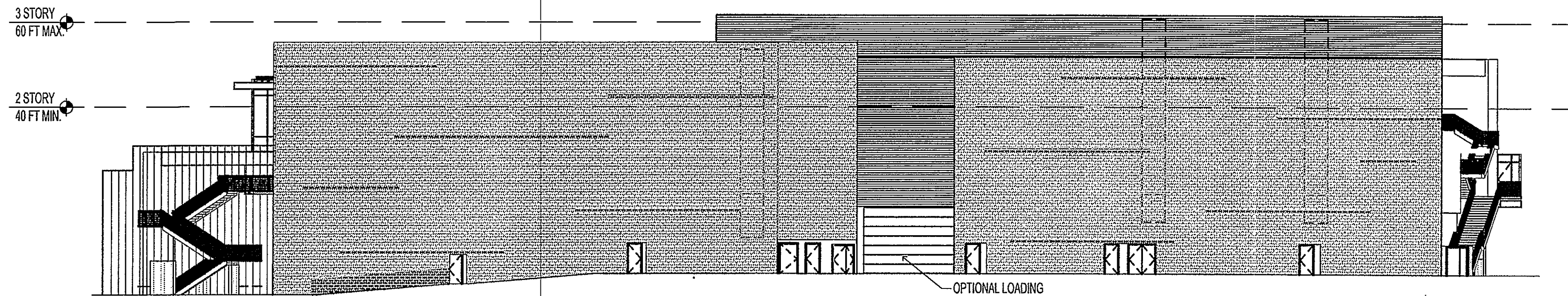
KEY PLAN
SCALE: NTS

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- 3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

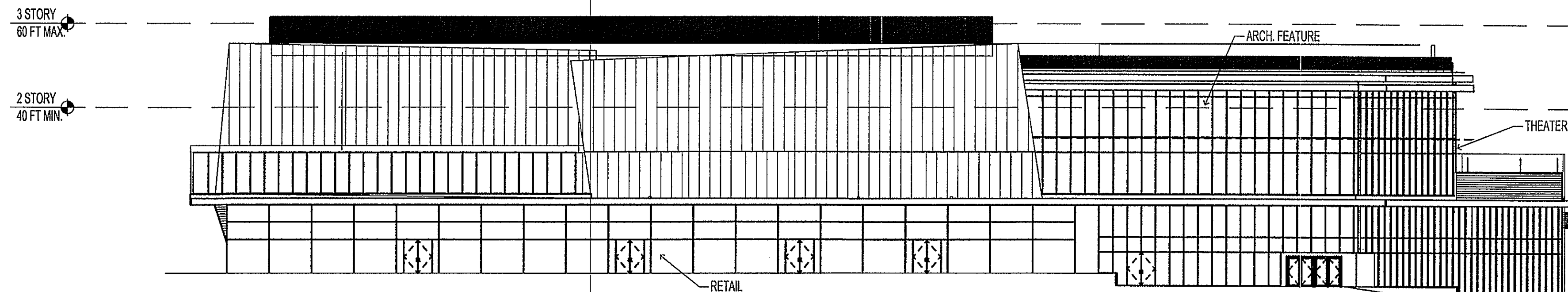


3 WEST ELEVATION
SCALE: 1" = 20'



2 SOUTH ELEVATION
SCALE: 1" = 20'

Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDPA)
See EDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 32 of 59
Concurrent w/ PCA 2005-PR-041



1 NORTH ELEVATION
SCALE: 1" = 20'

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #

DATE

-

SCALE

AS NOTED

Parcel D1 Elevations

Merrifield Town Center

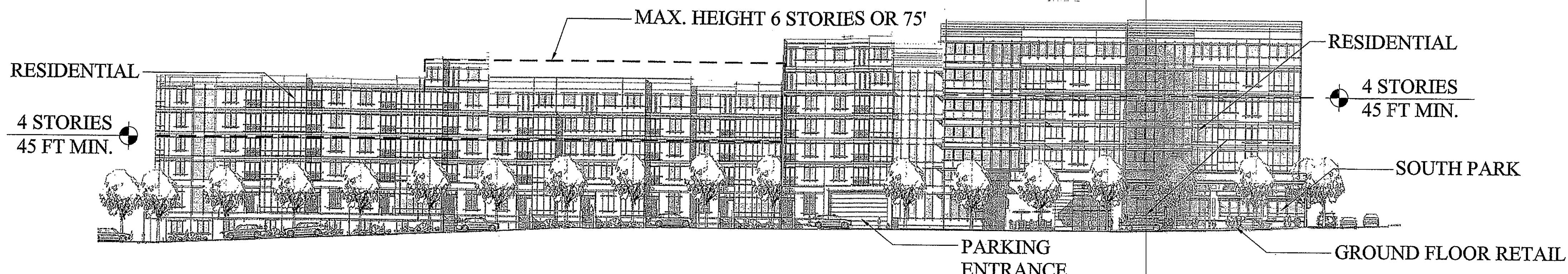
Fairfax County, VA

EDENS & SAVANT

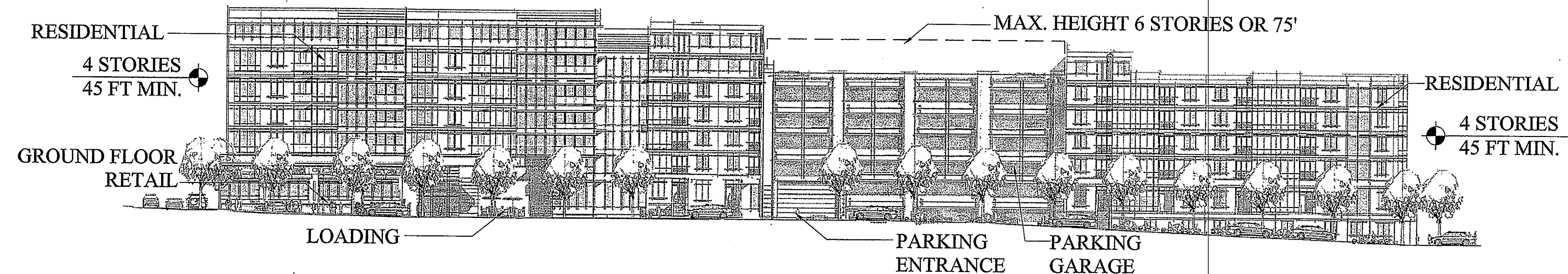
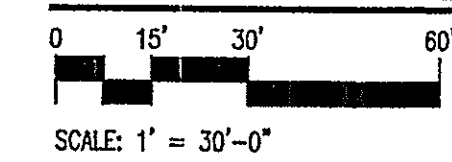
7200 Wisconsin Avenue, Suite 400, Bethesda, MD 20814
Phone: 301.652.7400 Fax: 301.652.3588

SHEET NO.

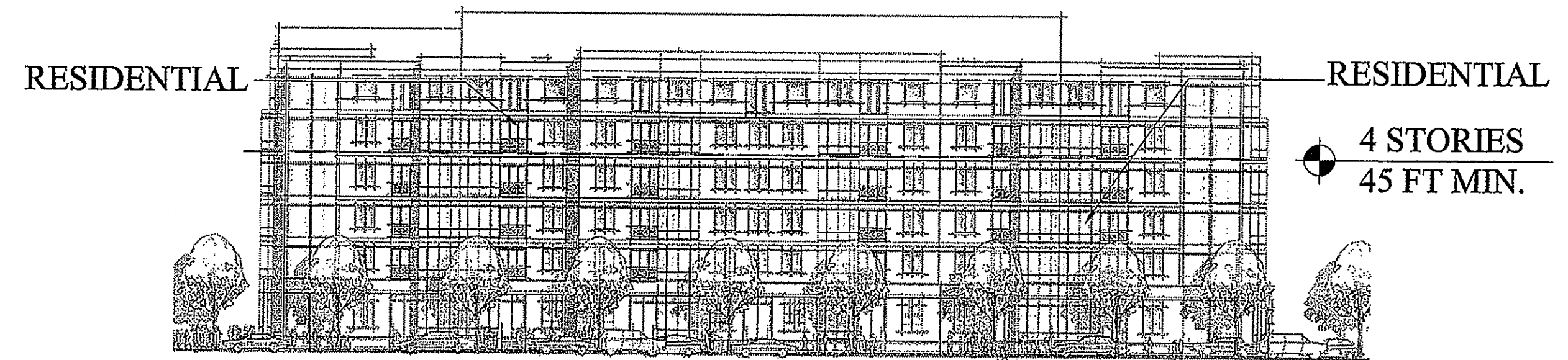
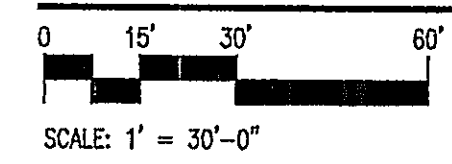
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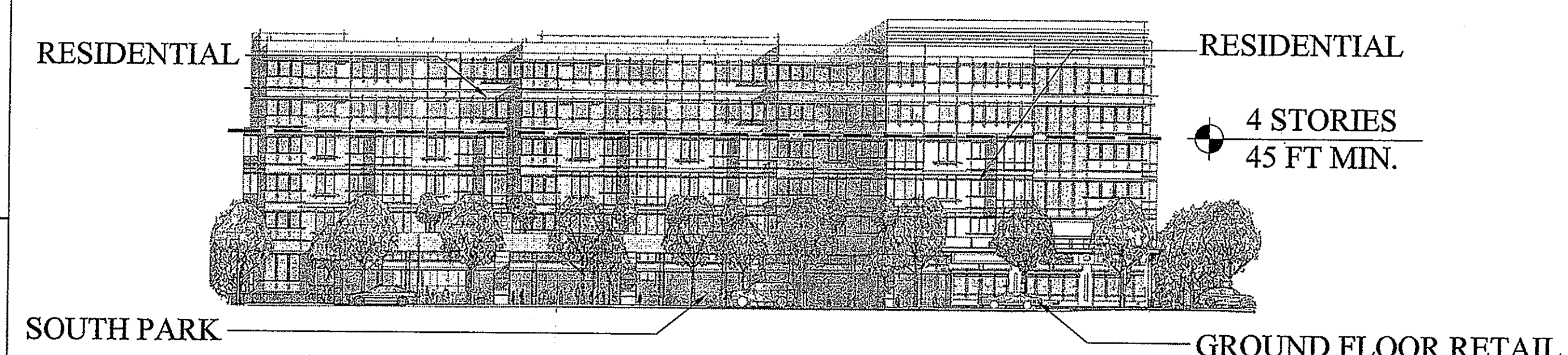
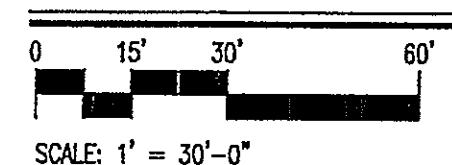
1. SOUTH ELEVATION FROM FESTIVAL STREET EXT.



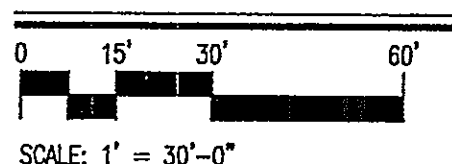
2. NORTH ELEVATION FROM NORTH ROAD



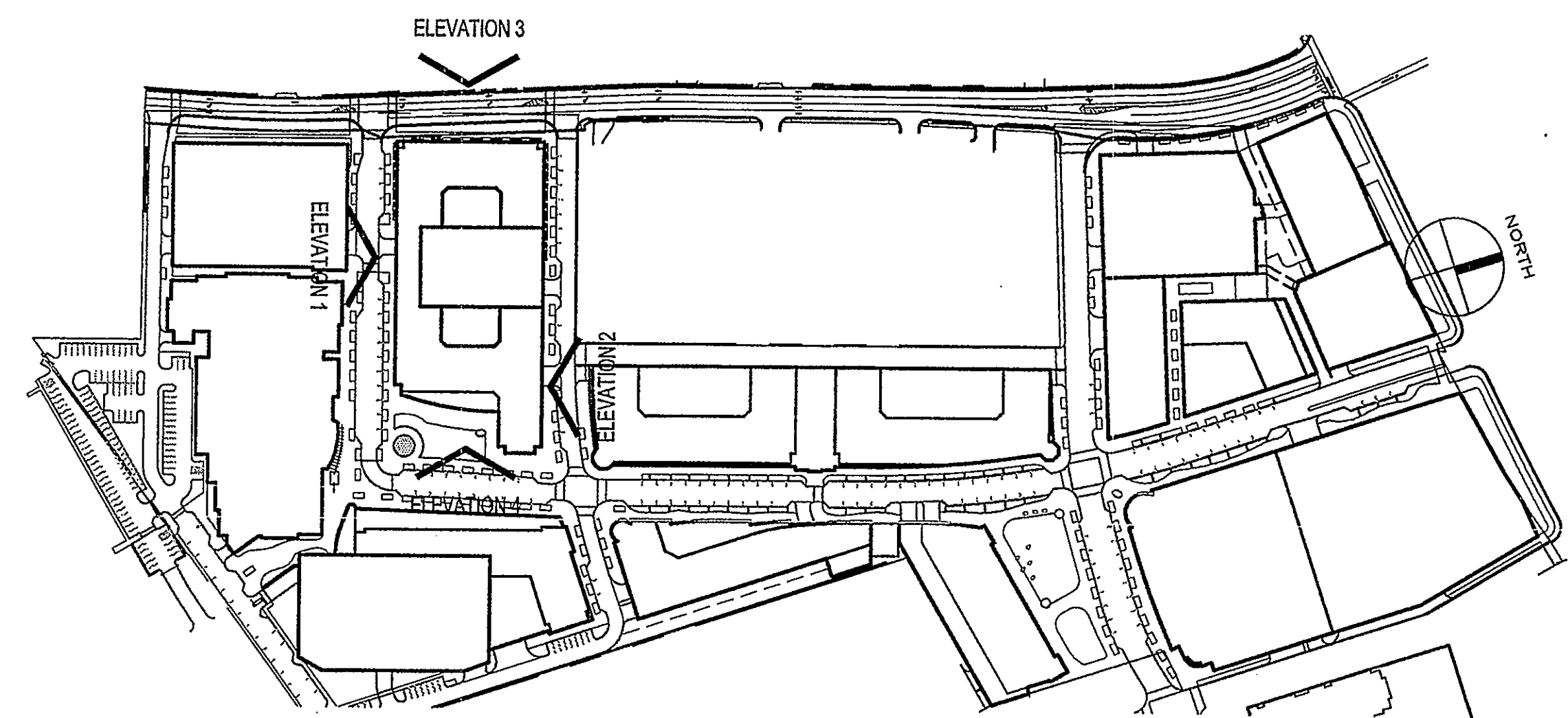
3. WEST ELEVATION FROM ESKRIDGE ROAD



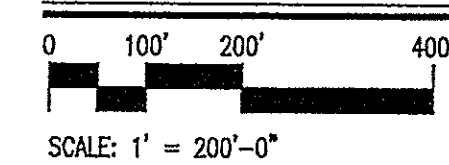
4. EAST ELEVATION FROM FESTIVAL STREET



THIS SHEET UNCHANGED AS DESCRIBED
ON THE COVER SHEET



ELEVATION KEY PLAN



1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 33 of 59

Concurrent w/ PCA 2005-PR-041

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
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10	10/01/2007	CDP / FDP Revision
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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

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Approved

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
09-23-10
PROFESSIONAL ENGINEER

**PARCEL G
ELEVATIONS**

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

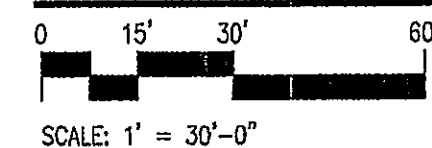
THIS SHEET FOR INFORMATION ONLY

SHEET 42

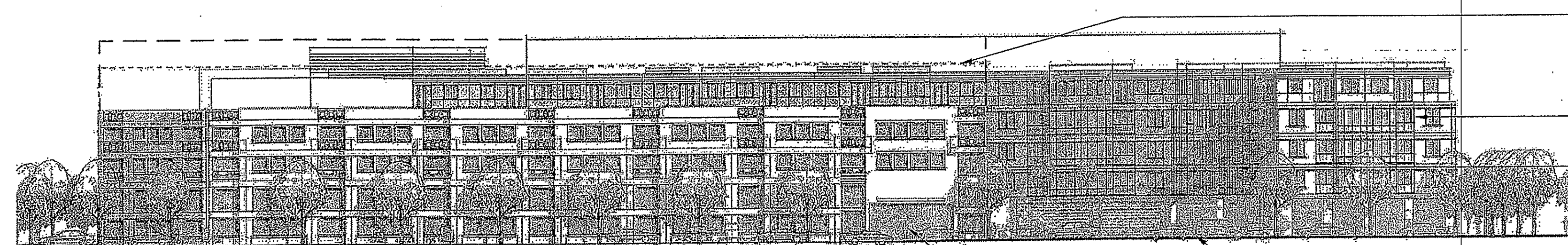
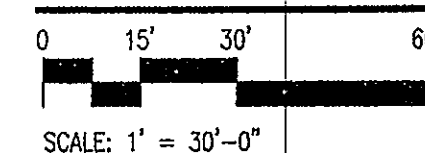
SHEET 24 OF 48



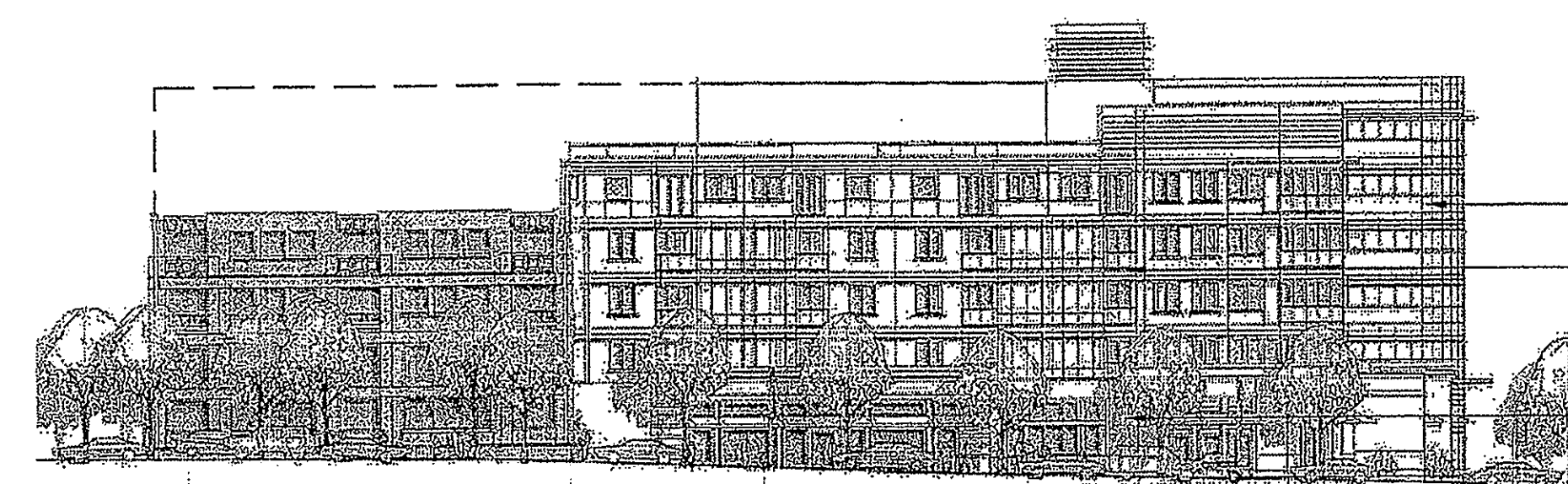
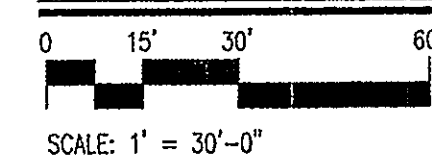
1. WEST ELEVATION FROM FESTIVAL STREET



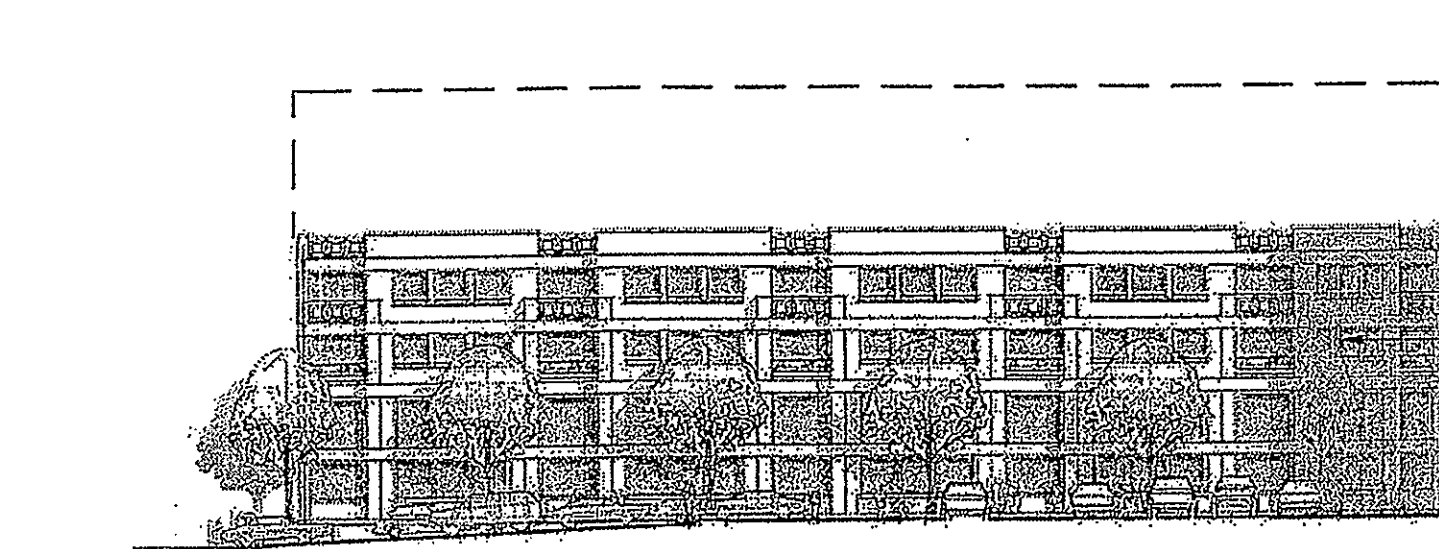
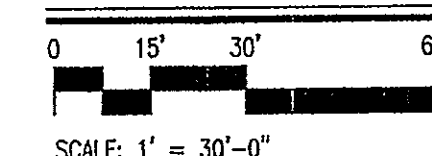
1. ALTERNATIVE WEST ELEVATION



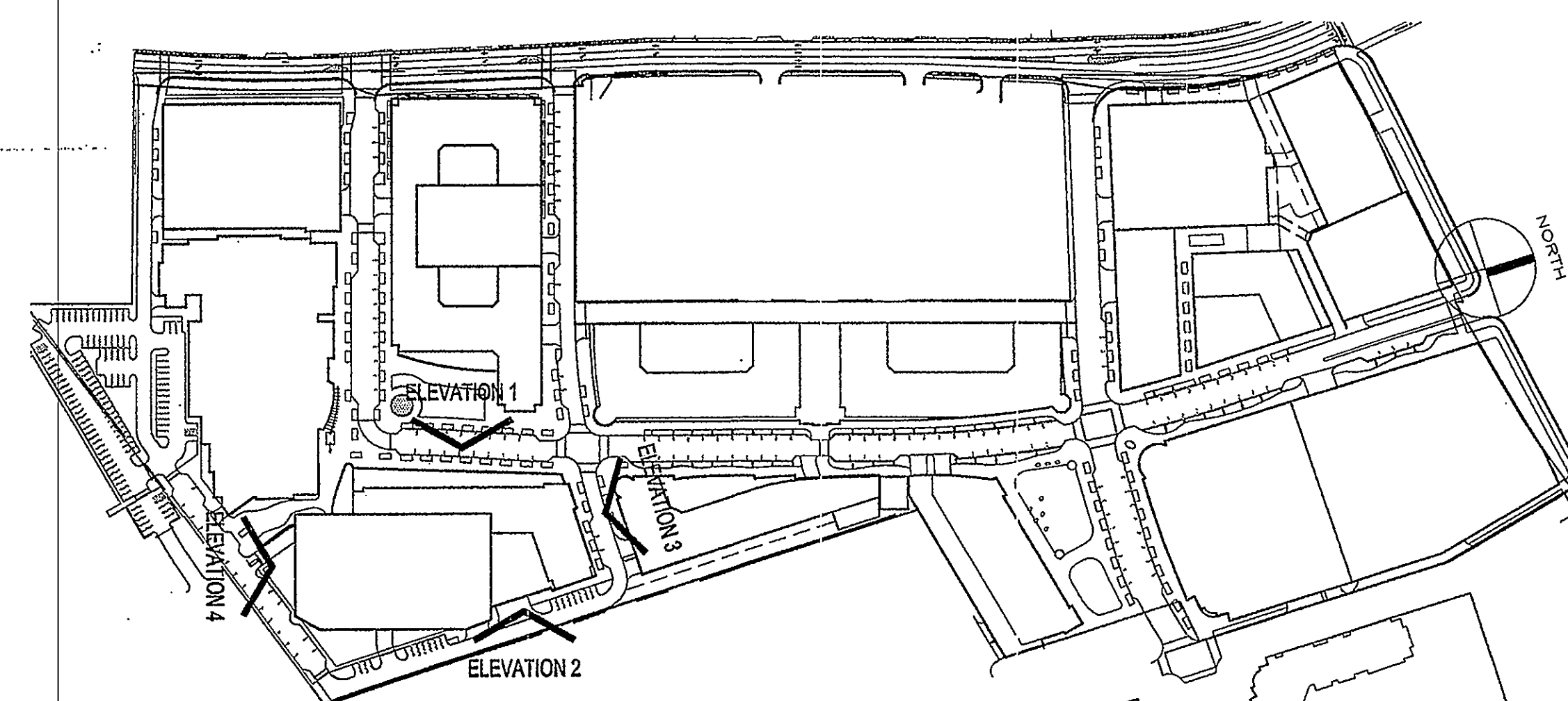
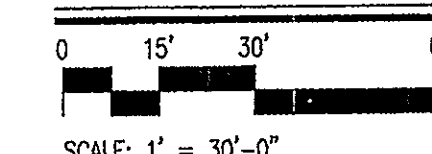
2. EAST ELEVATION FROM CINEMA MEWS



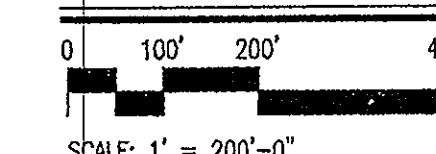
3. NORTH ELEVATION FROM NORTH ROAD



4. SOUTH ELEVATION FROM CINEMA MEWS



ELEVATION KEY PLAN



THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

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Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
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Concurrent w/ PCA 2005-PR-041

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision
No.	Date	Item

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PHILIP C. CHAMPAGNE
Lic. No. 30073
08/23/10
PROFESSIONAL ENGINEER

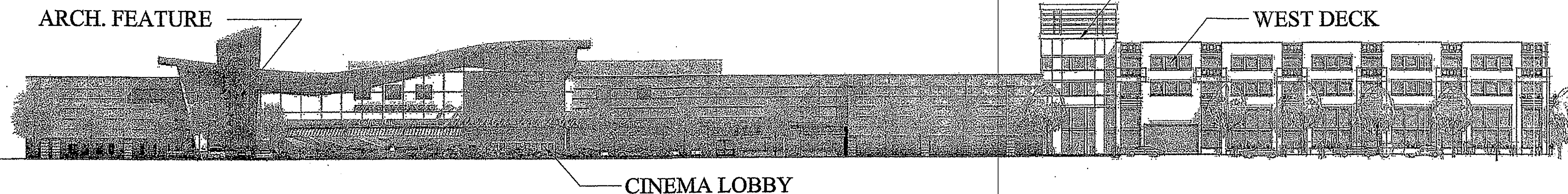
PARCEL H & EAST
DECK ELEVATIONS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

MERRIFIELD

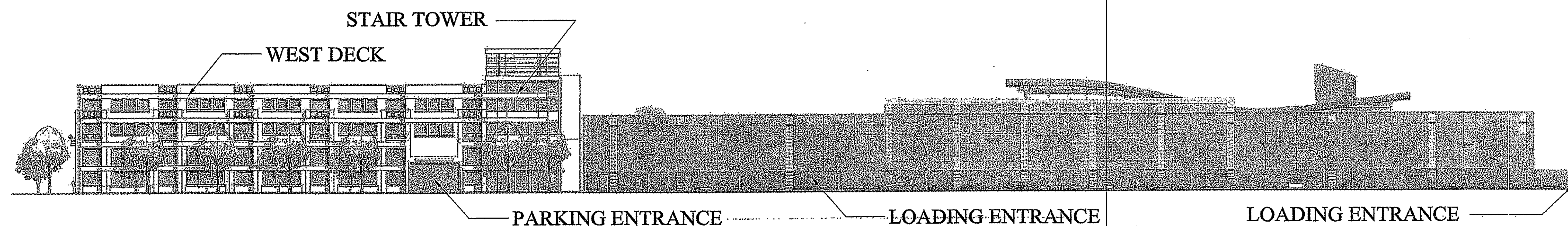
TOWN CENTER

FAIRFAX COUNTY, VIRGINIA



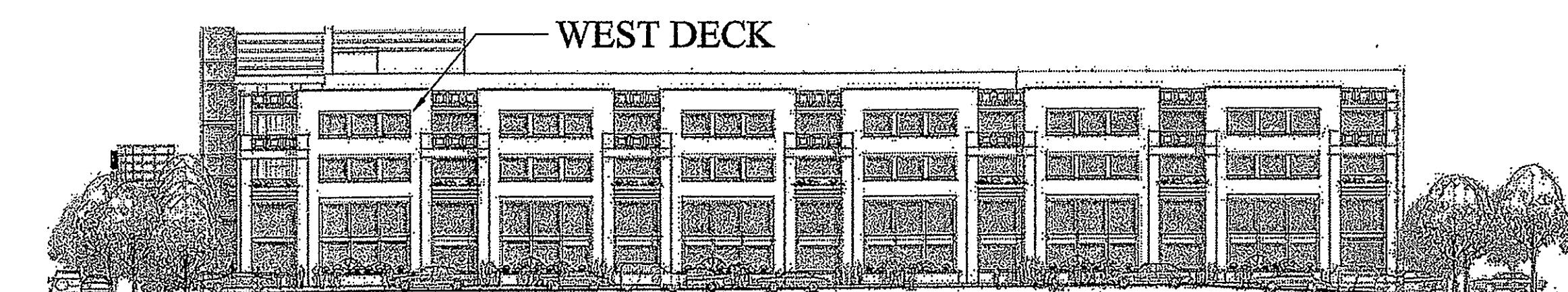
1. NORTH ELEVATION FROM FESTIVAL STREET EXT.

0 15' 30' 60'
SCALE: 1" = 30'-0"



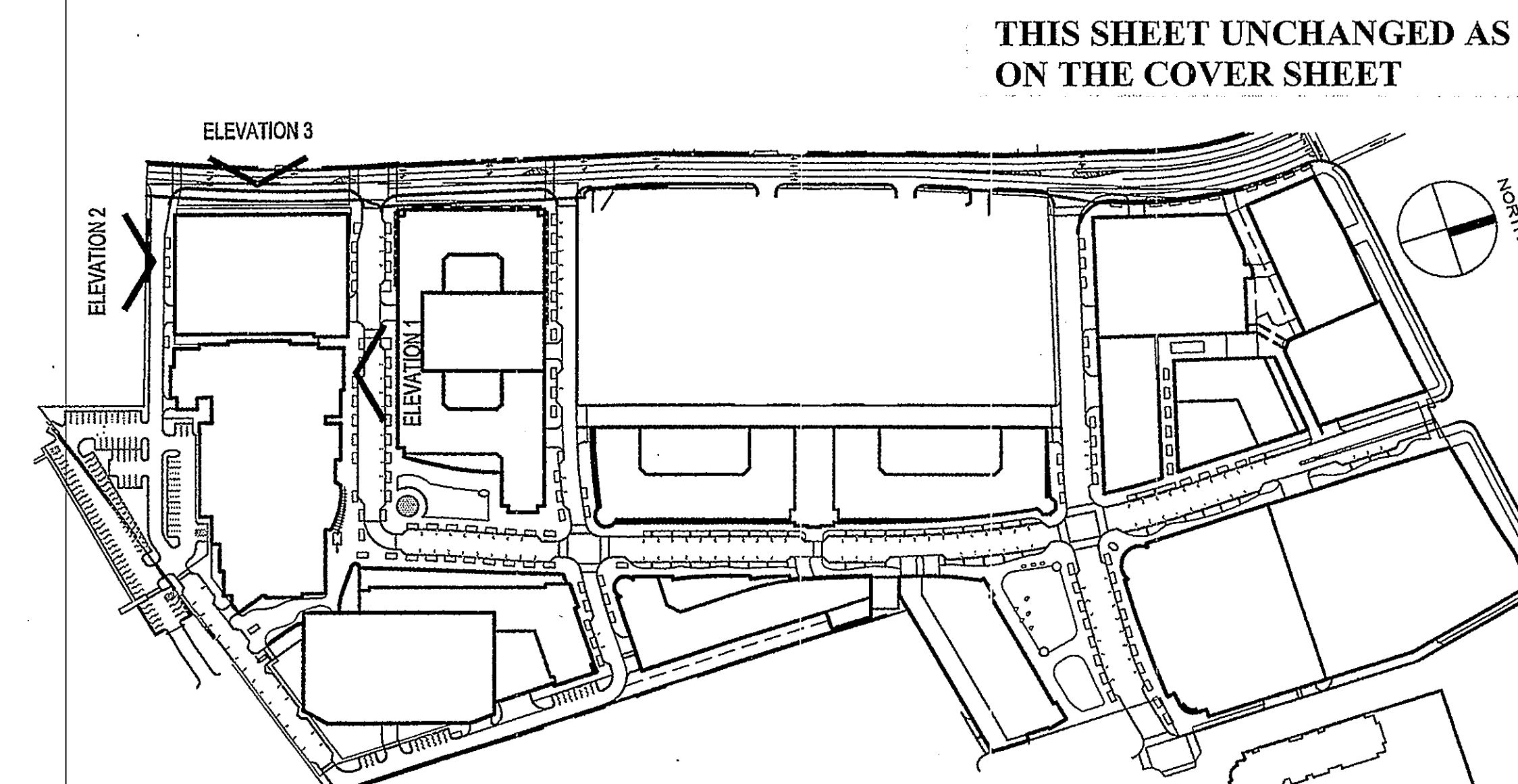
2. SOUTH ELEVATION FROM CINEMA MEWS

0 15' 30' 60'
SCALE: 1" = 30'-0"



3. WEST ELEVATION FROM ESKRIDGE ROAD

0 15' 30' 60'
SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

THIS SHEET UNCHANGED AS DESCRIBED
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0 100' 200' 400'
SCALE: 1" = 200'-0"

Application No. FDPA 2005-PR-041 Staff W/QD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 35 of 59
Concurrent w/ PCA 2005-PR-041

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
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2	10/2/2006	CDP / FDP Revision
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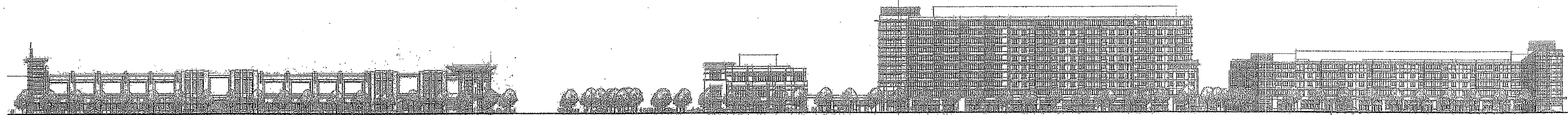
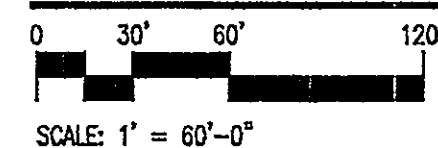


PARCEL I & WEST
DECK ELEVATIONS

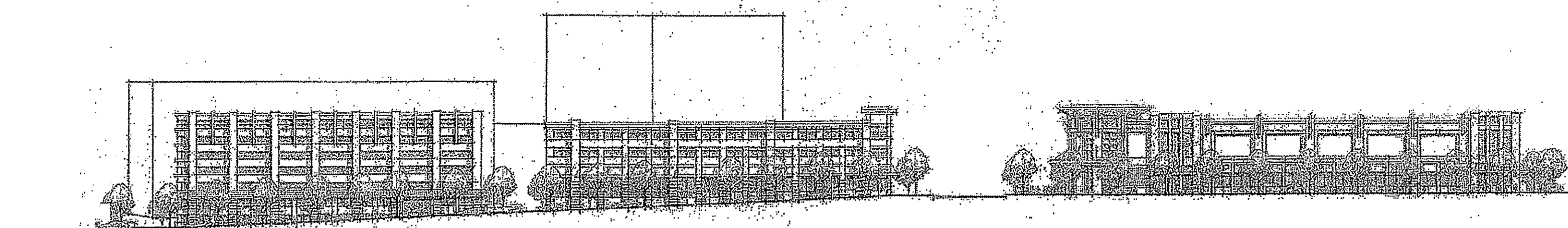
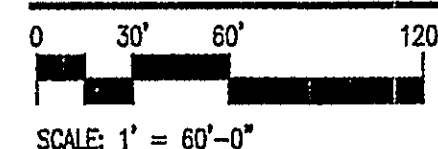
Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

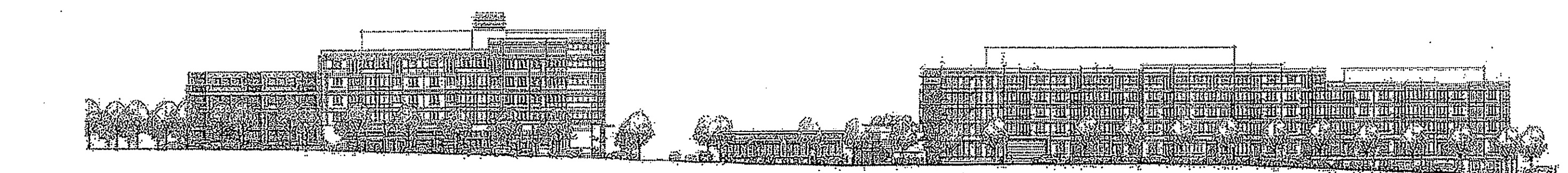
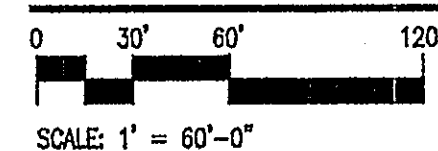
1. FESTIVAL STREET - EAST ELEVATION



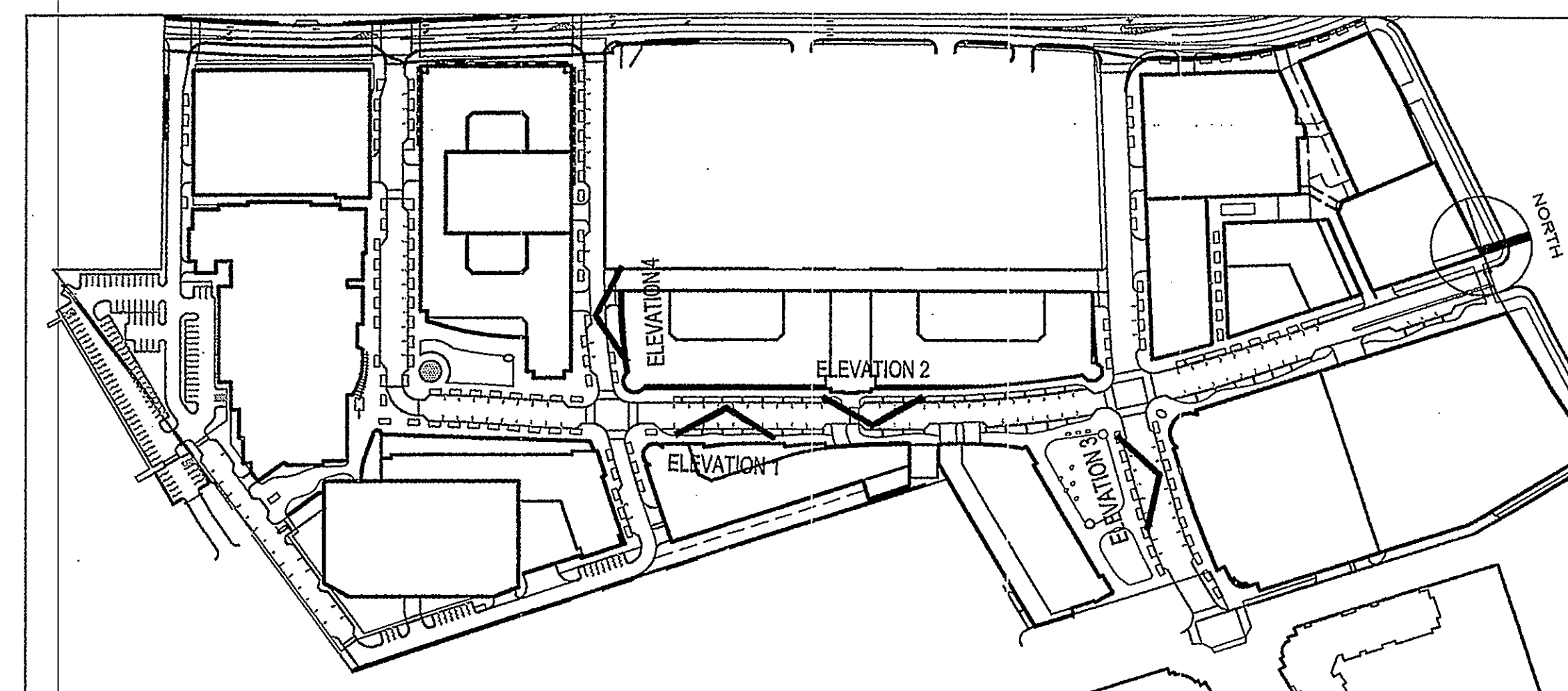
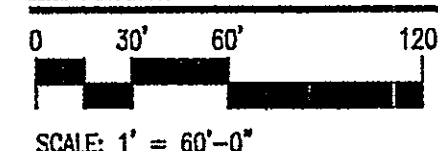
2. FESTIVAL STREET - WEST ELEVATION



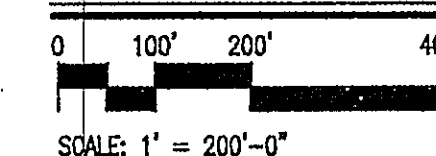
3. STRAWBERRY LANE - SOUTH ELEVATION



4. NORTH STREET - NORTH ELEVATION



ELEVATION KEY PLAN



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Application No. FDPA 2005-PR-041 Staff W/OD
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Sheet 36 of 59
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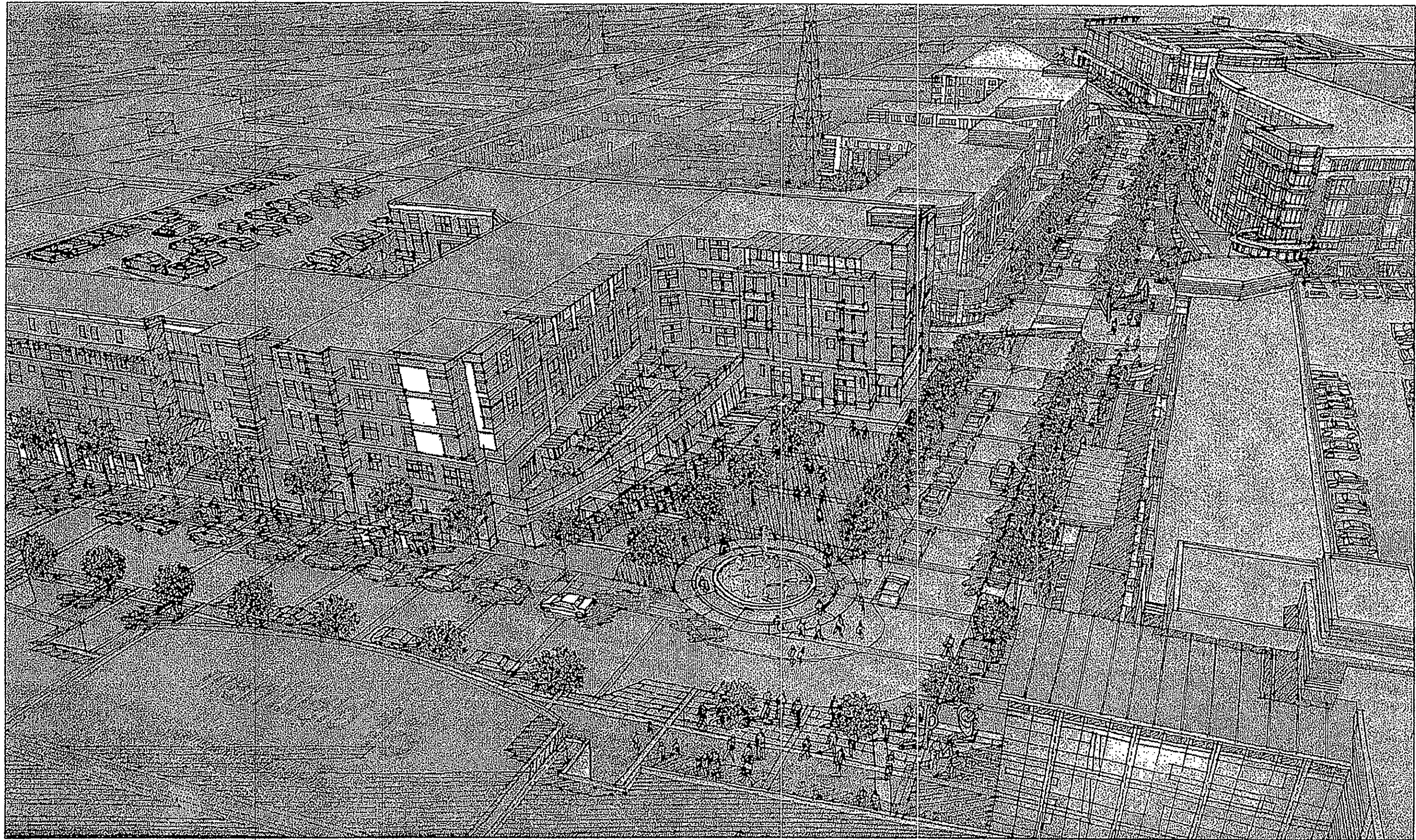
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PHILIP C. CHAMPAGNE
Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

STREET ELEVATIONS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



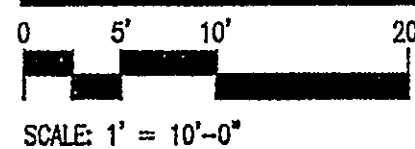
1. NORTH PARK - AERIAL
PERSPECTIVE (ILLUSTRATIVE)
(NTS)



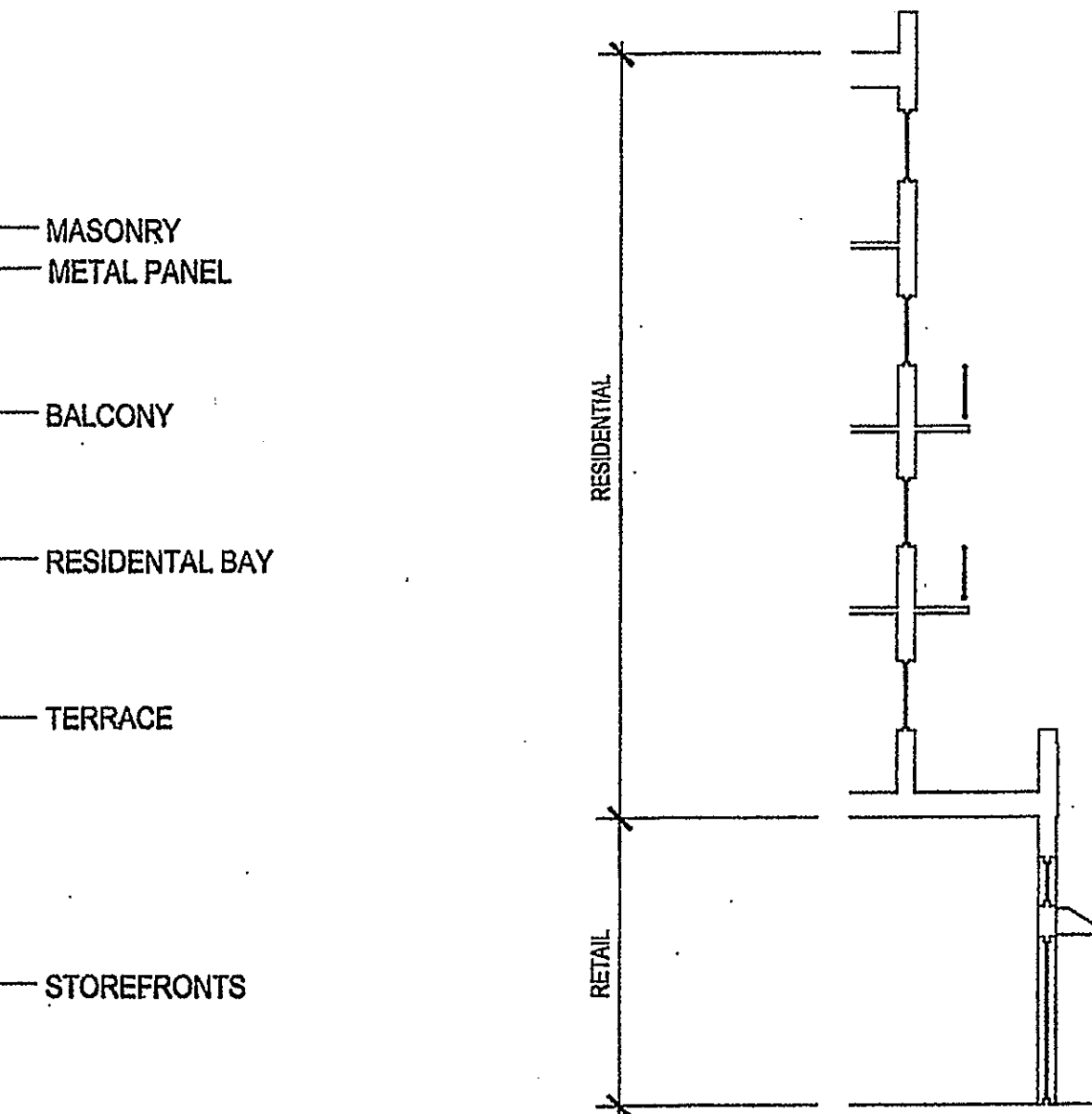
2. SOUTH PARK - AERIAL
PERSPECTIVE (ILLUSTRATIVE)
(NTS)



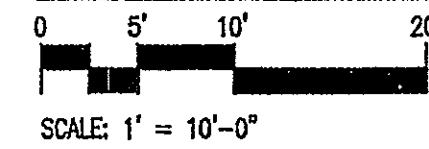
3. TYPICAL MIXED-USE
BUILDING ELEVATION



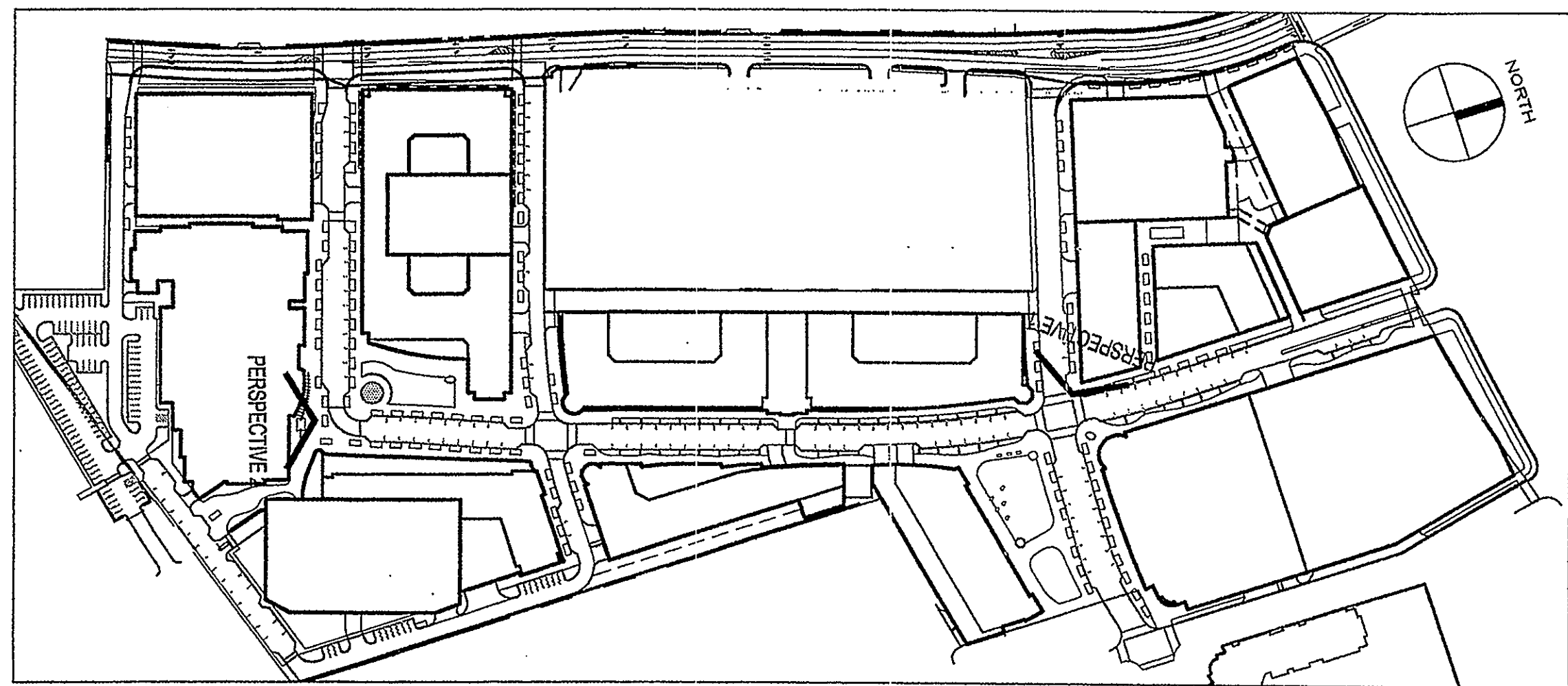
SCALE: 1" = 10'-0"



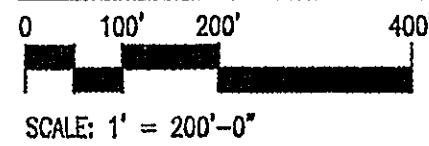
4. TYPICAL MIXED-USE
BUILDING SECTION



SCALE: 1" = 10'-0"



PERSPECTIVE KEY PLAN



SCALE: 1" = 200'-0"

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2. FOR LIST OF MATERIALS, SEE PROFFERS.

TRIFIELD
W N C E N T E R
FAIRFAX COUNTY, VIRGINIA

Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See FDPA Conditions Dated Jan 10, 2011
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Sheet 37 of 59
Concurrent w/ PCA 2005-PR-041

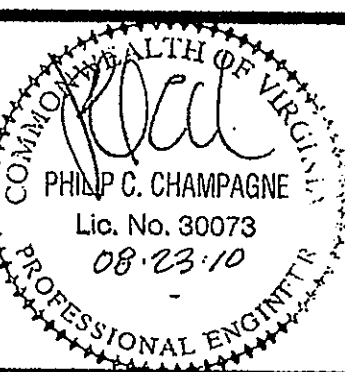
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
12	08/23/2010	CDP / FDP Revision
11	06/10/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
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4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
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MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA

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15	12-03-2010	CDP/FDP Revision
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1	4/7/2006	CDP / FDP Revision

No. Date Item

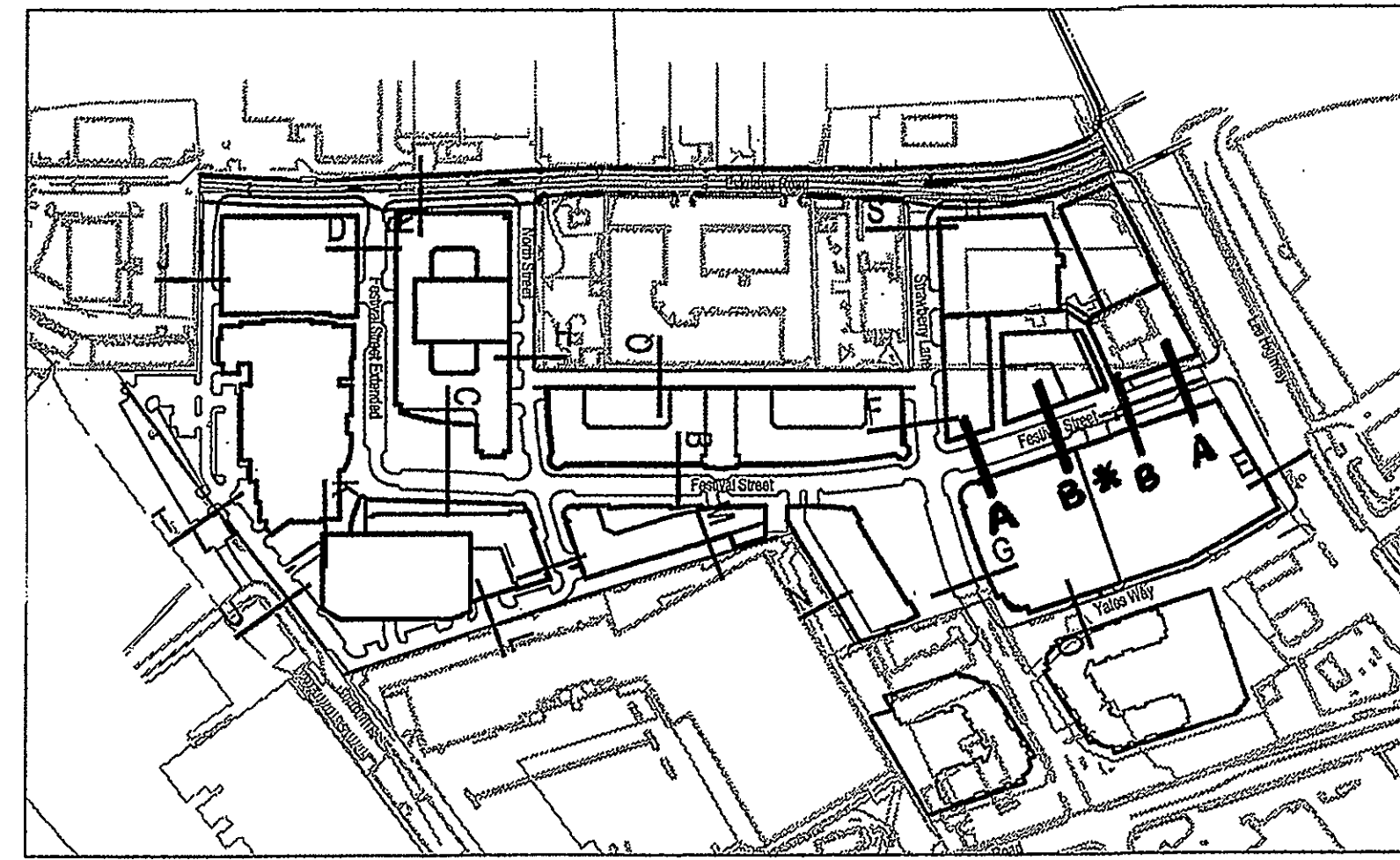
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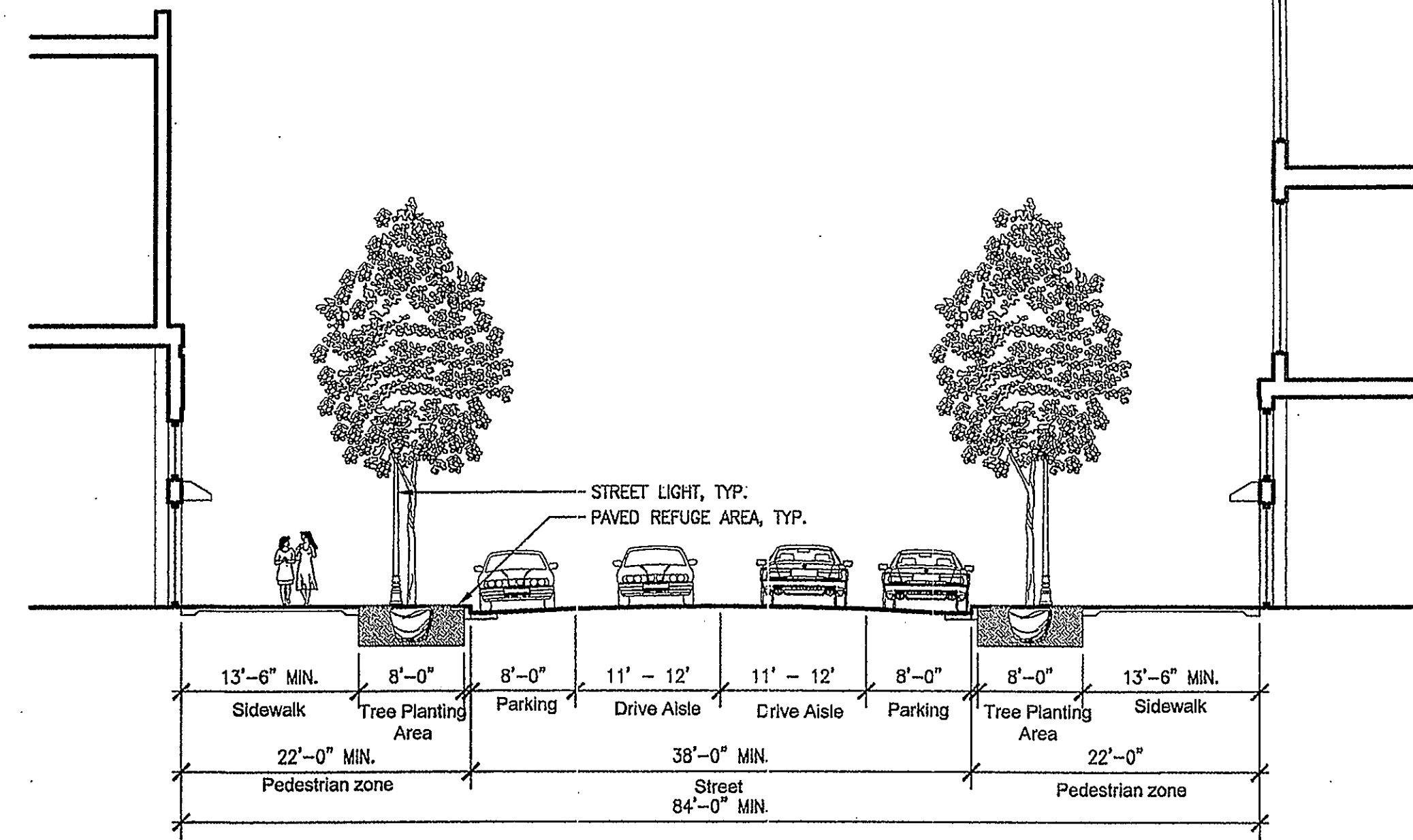
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Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

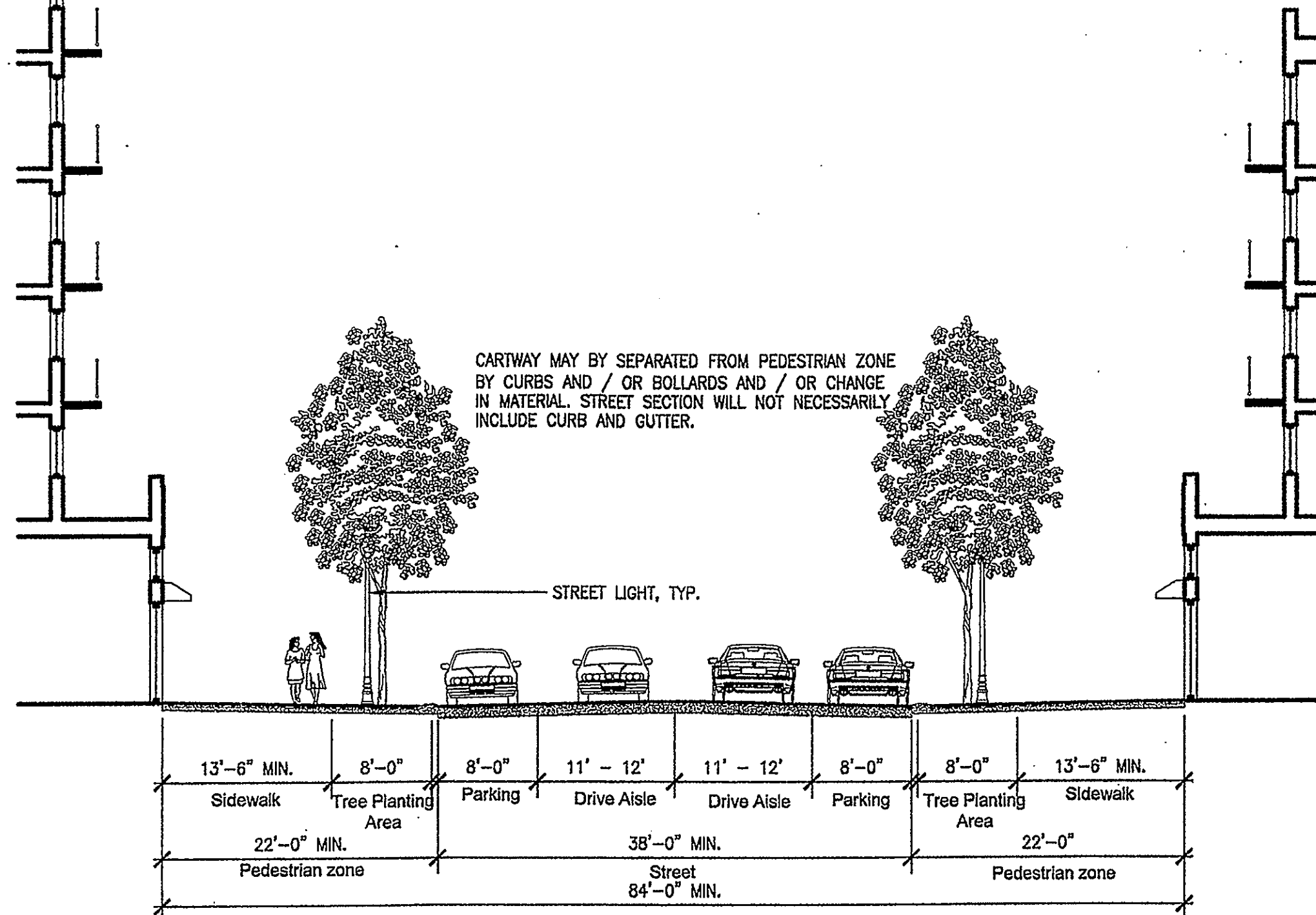
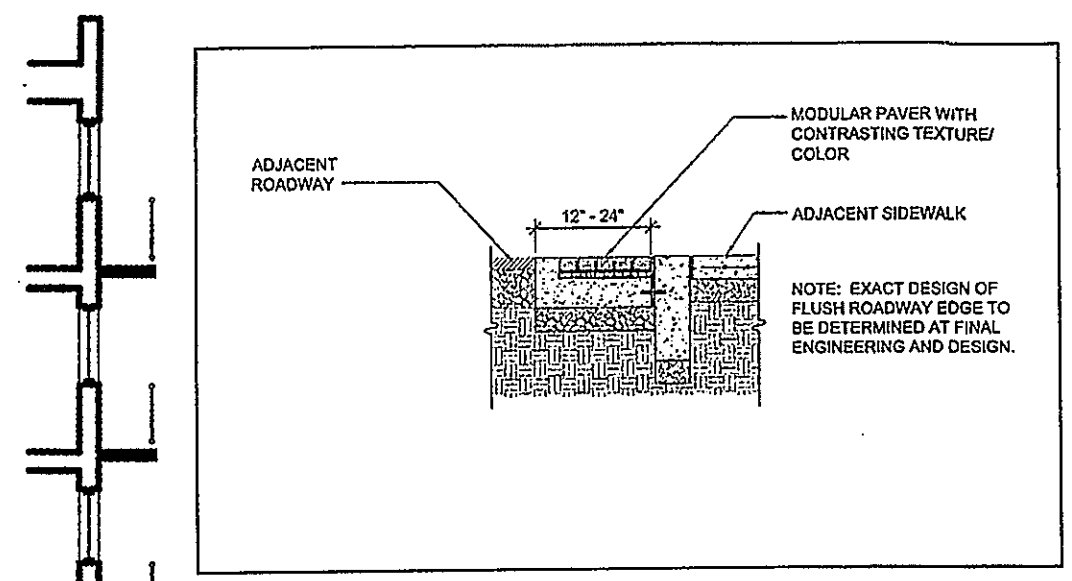
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SHEETS 9A AND 9B.



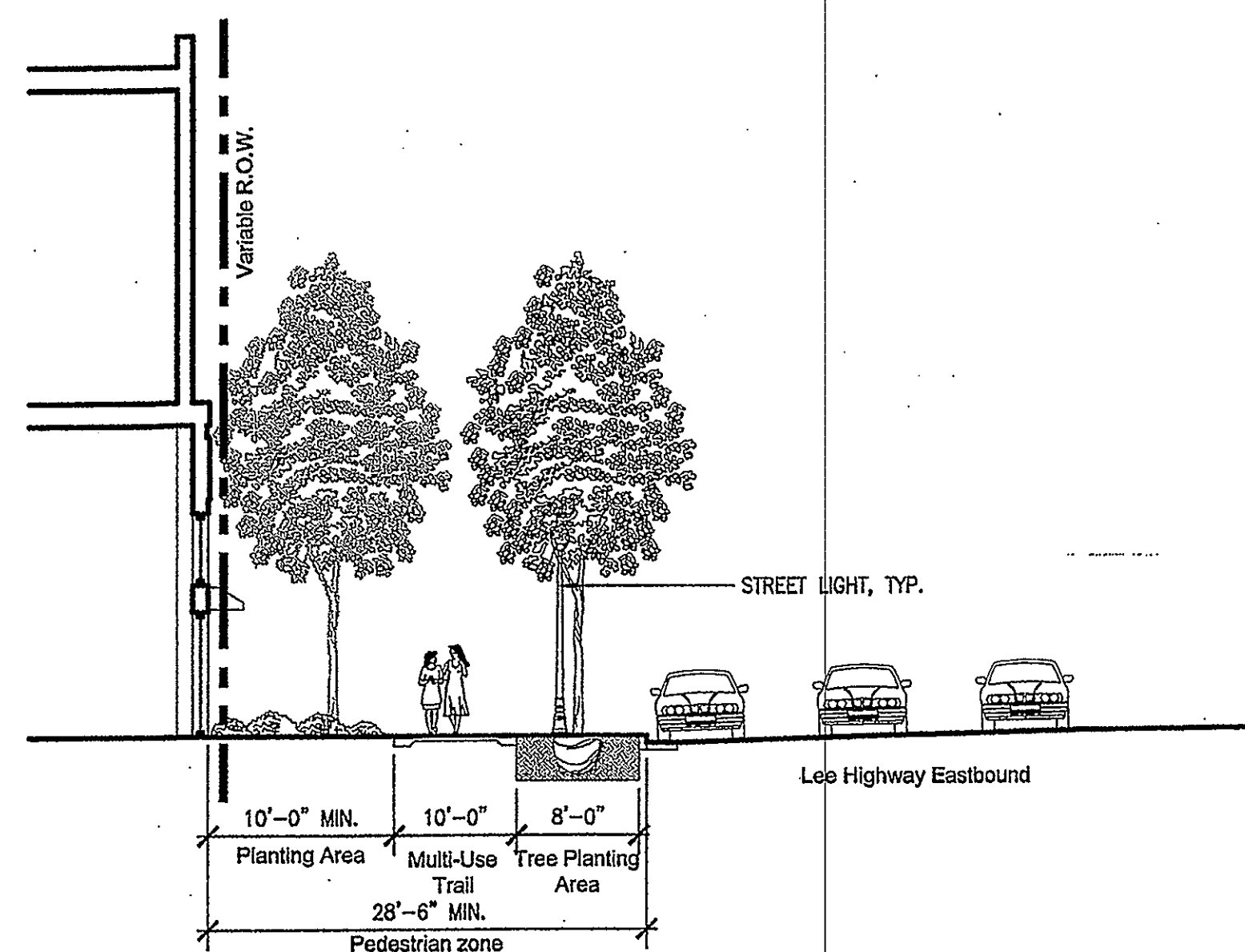
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NTS REF:



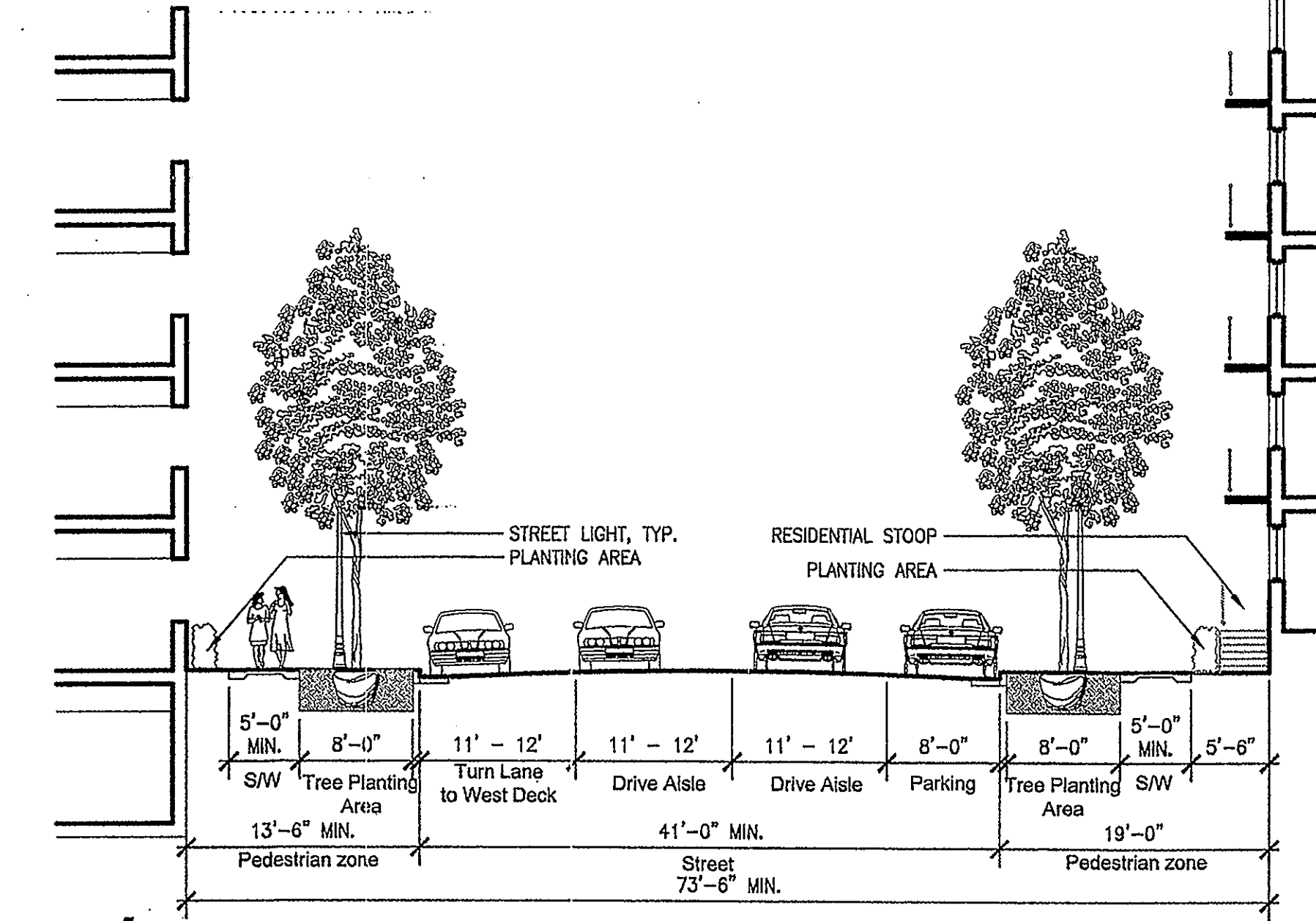
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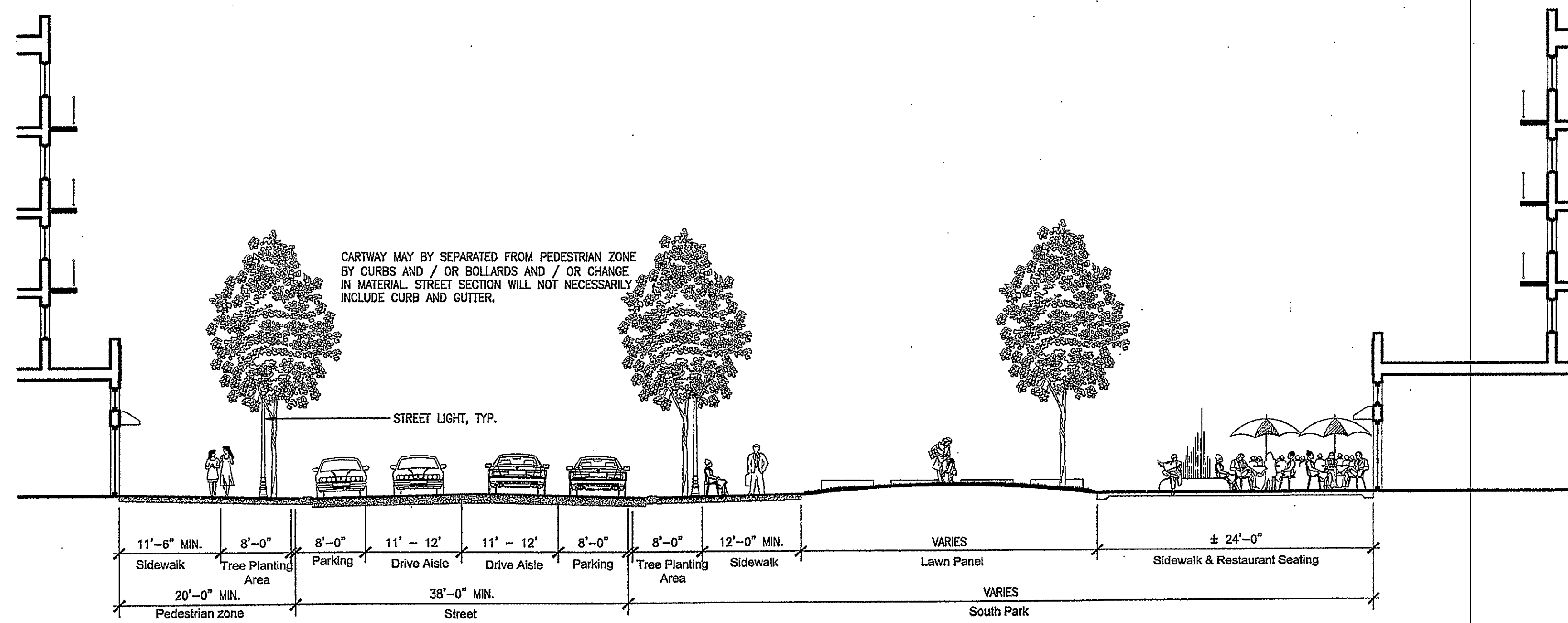
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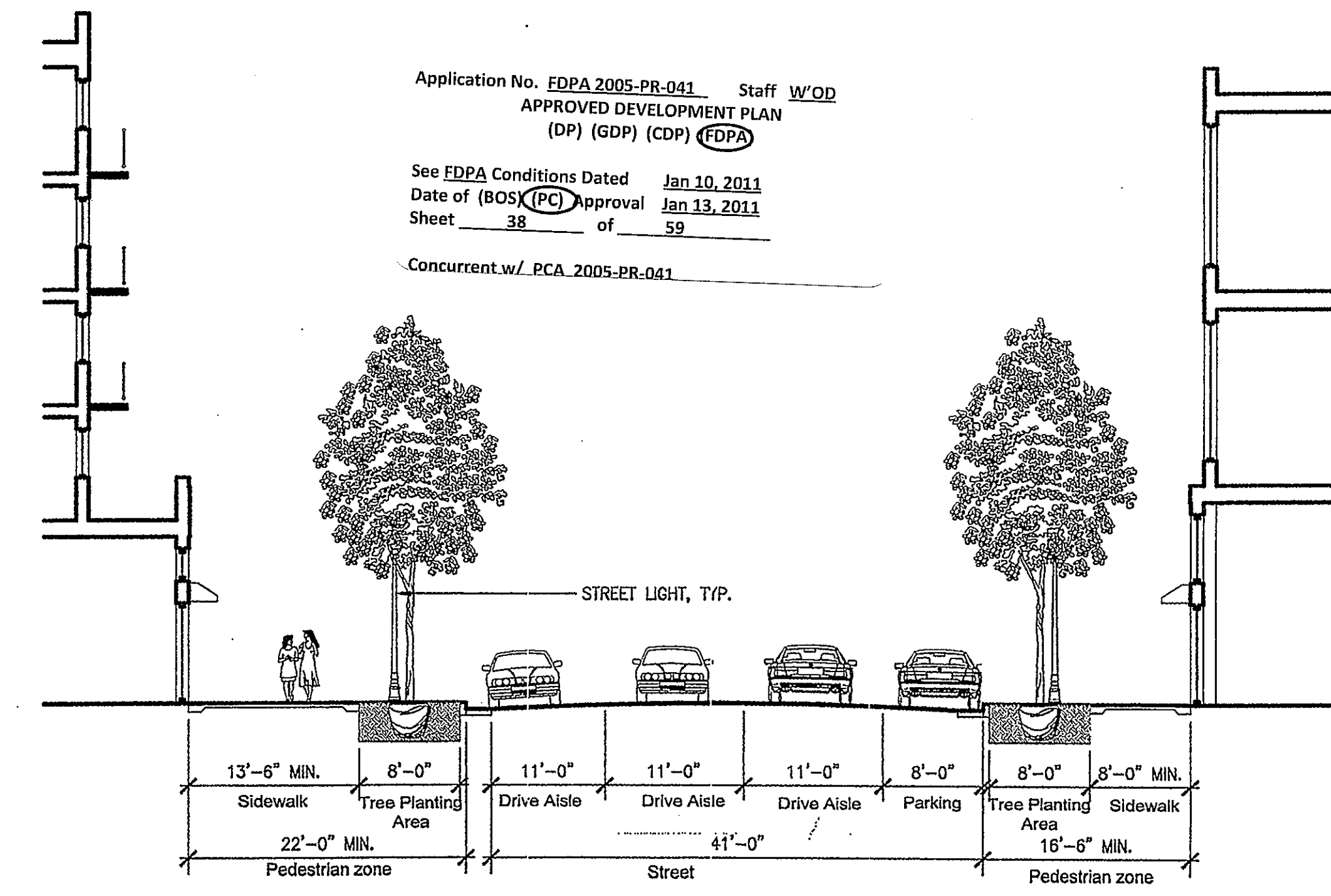
4 SECTION E - LEE HIGHWAY
SCALE: 1" = 10' REF:



5 SECTION D - FESTIVAL STREET EXTENDED
SCALE: 1" = 10' REF:



6 SECTION C - SOUTH PARK & FESTIVAL STREET
SCALE: 1" = 10' REF:



7 SECTION F - STRAWBERRY LANE
SCALE: 1" = 10' REF:

Application No. FDPA 2005-PR-041 Staff W/OD
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(DP) (GDP) (CDP) (FDPA)
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MERRIFIELD

TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

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10	05/14/2010	PCA/FDPA REVISION
10	10/01/2007	CDP / FDP Revisic
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3	11/06/2006	CDP / FDP Revisic
2	10/2/2006	CDP / FDP Revisic
1	4/7/2006	CDP / FDP Revisic
No.	Date	Item

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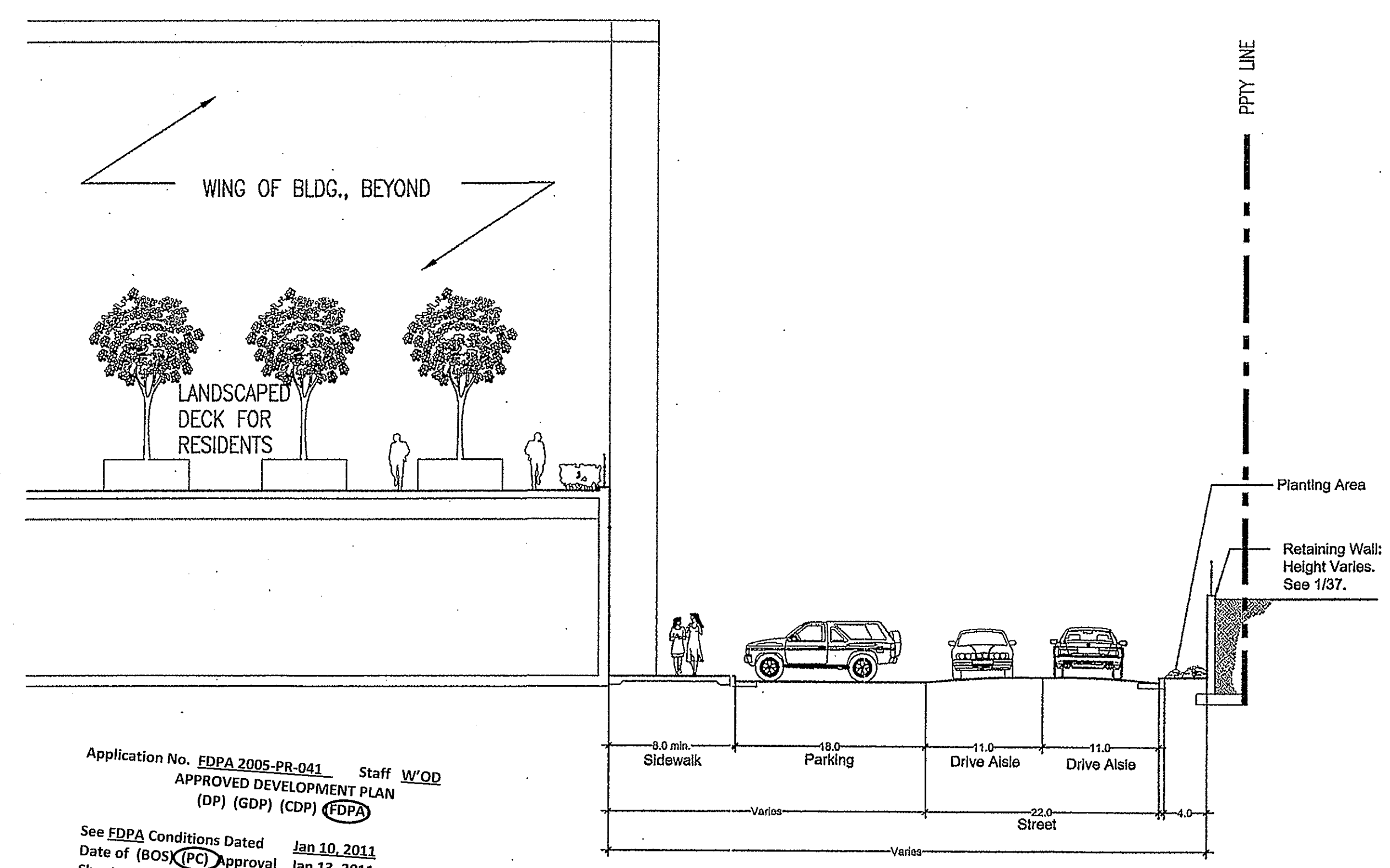
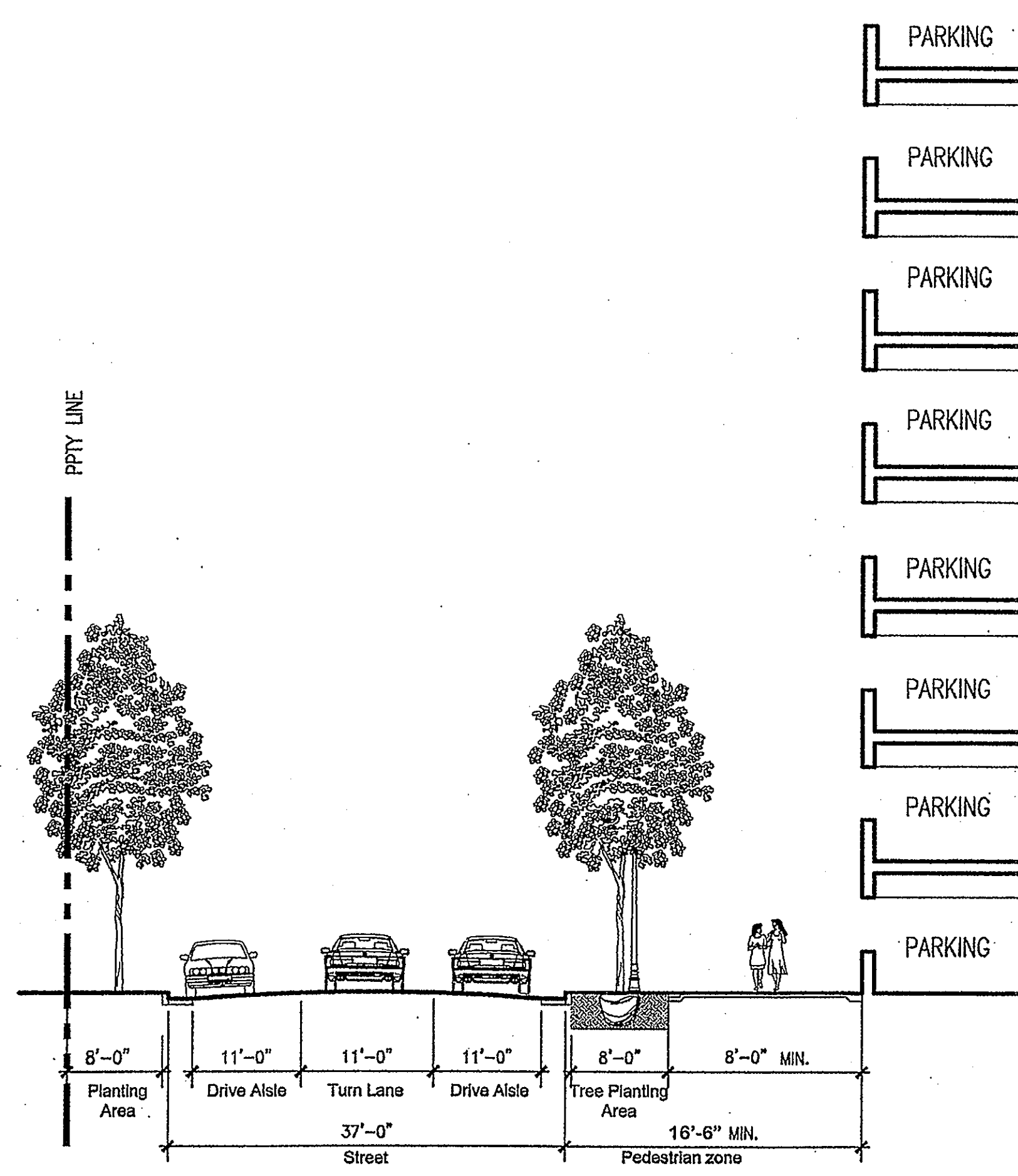
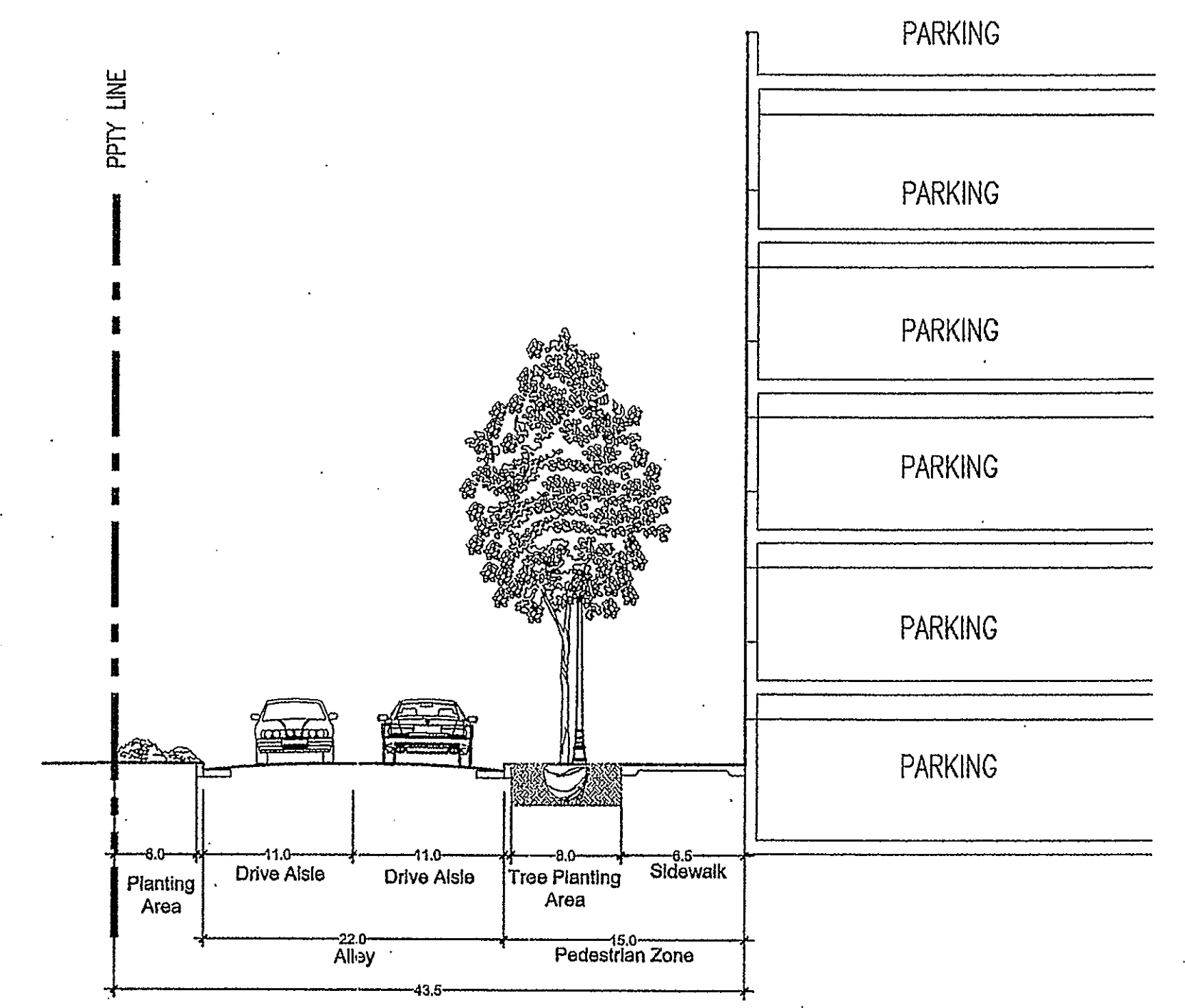
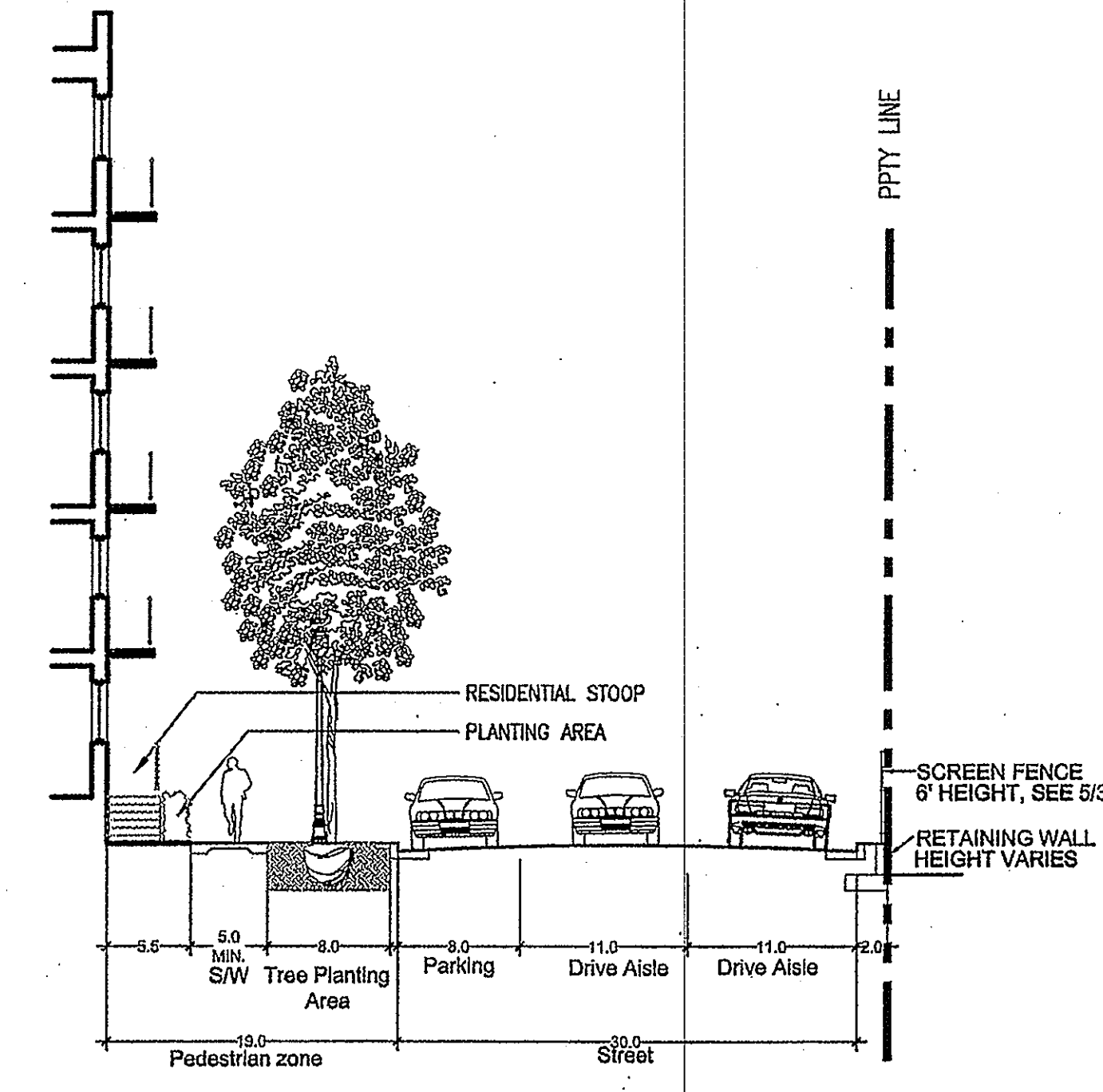
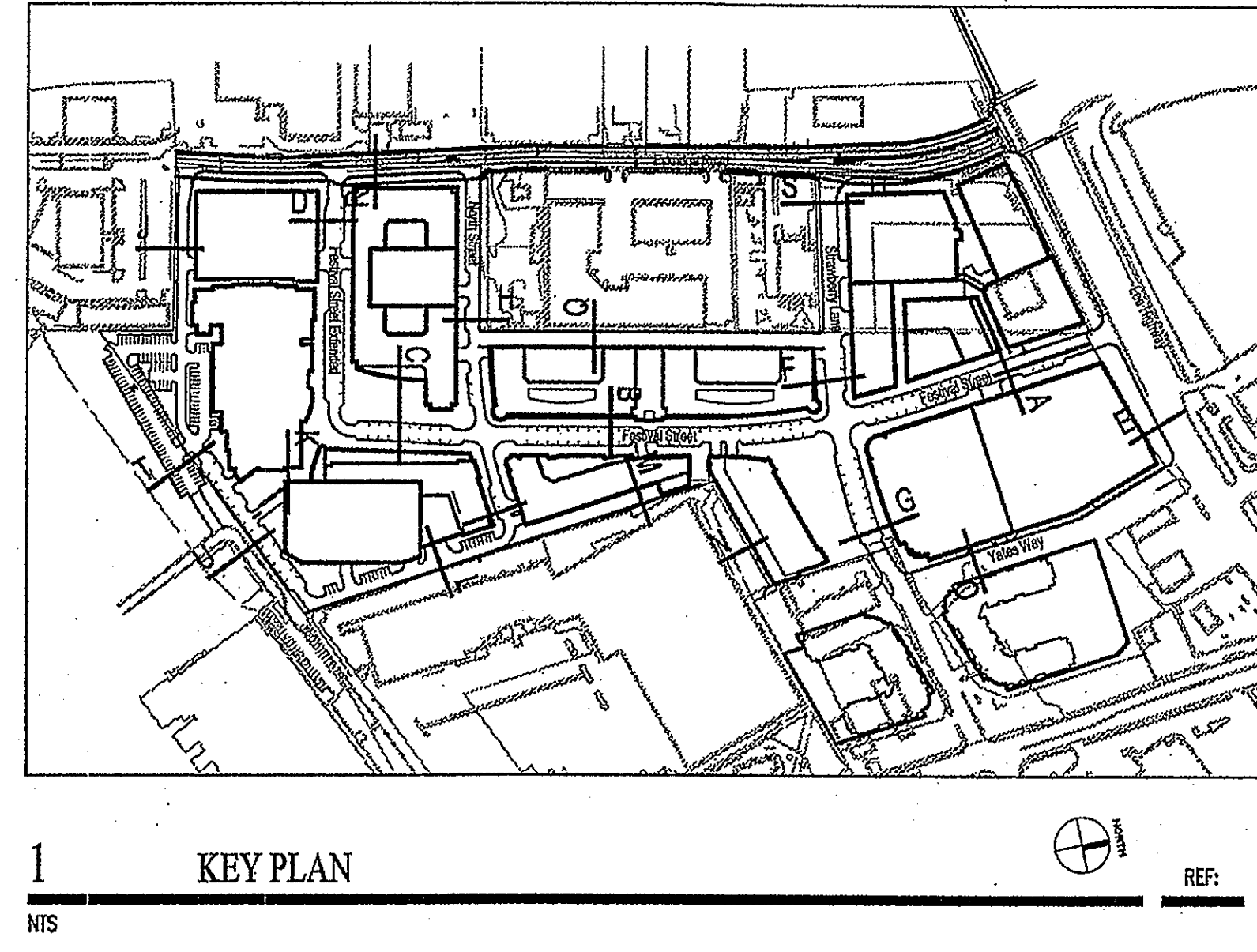
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Approved *[Signature]*

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Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

STREET SECTION:

Contract No. 200606101
Issue Date 12/07/2006
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SHEET 30 OF 48

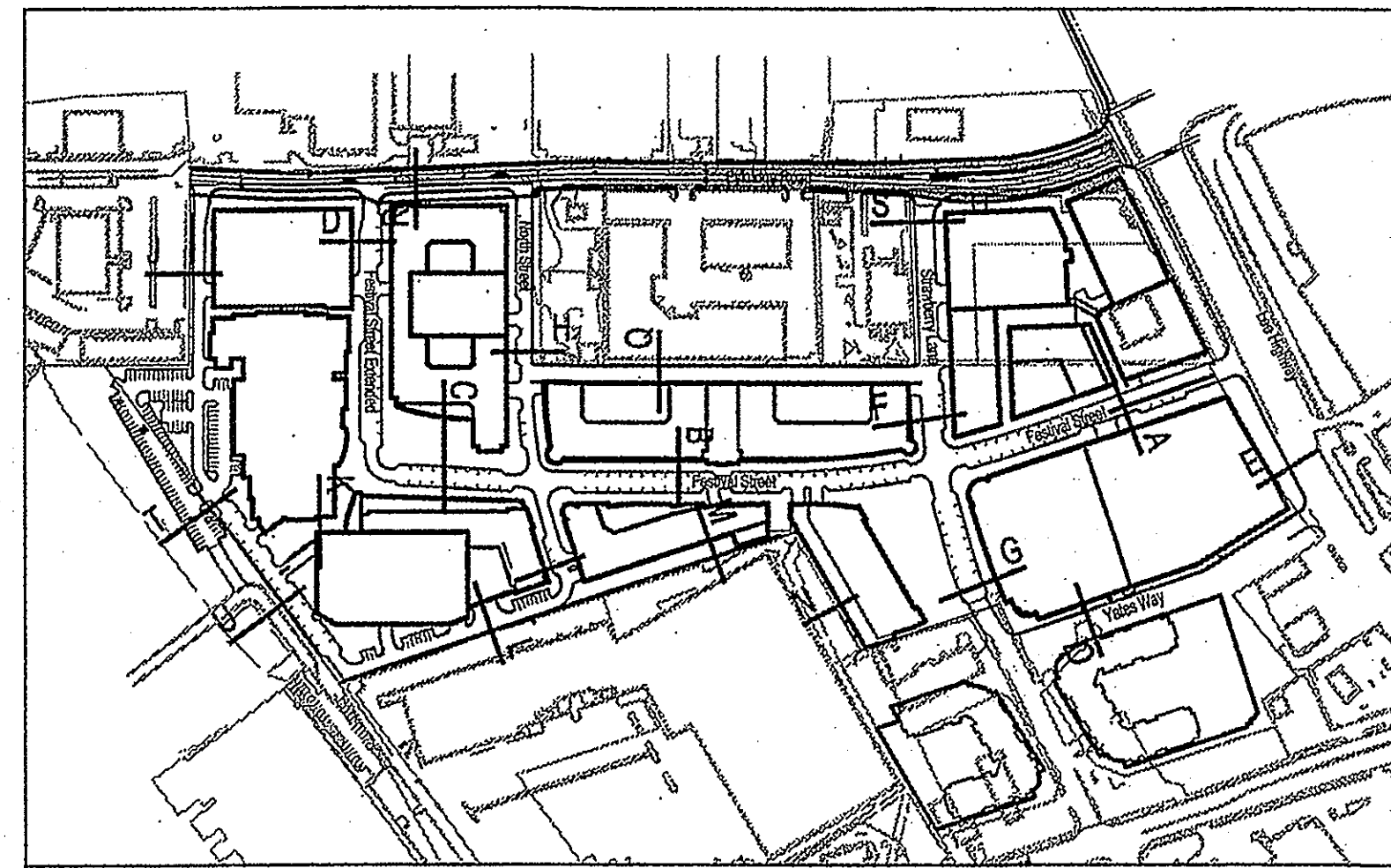


Application No. FDPA 2005-PR-041 Staff W/QD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

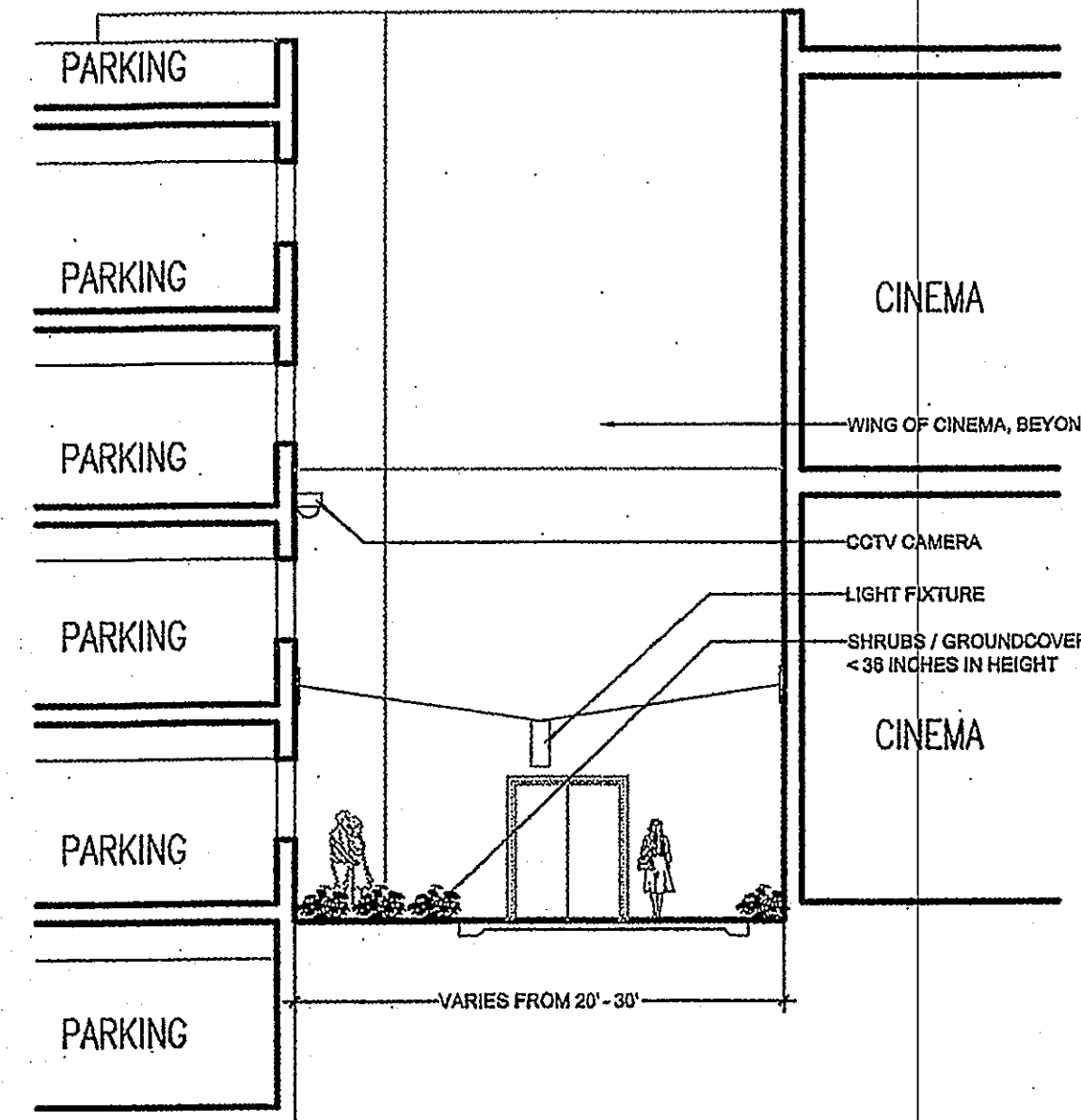
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
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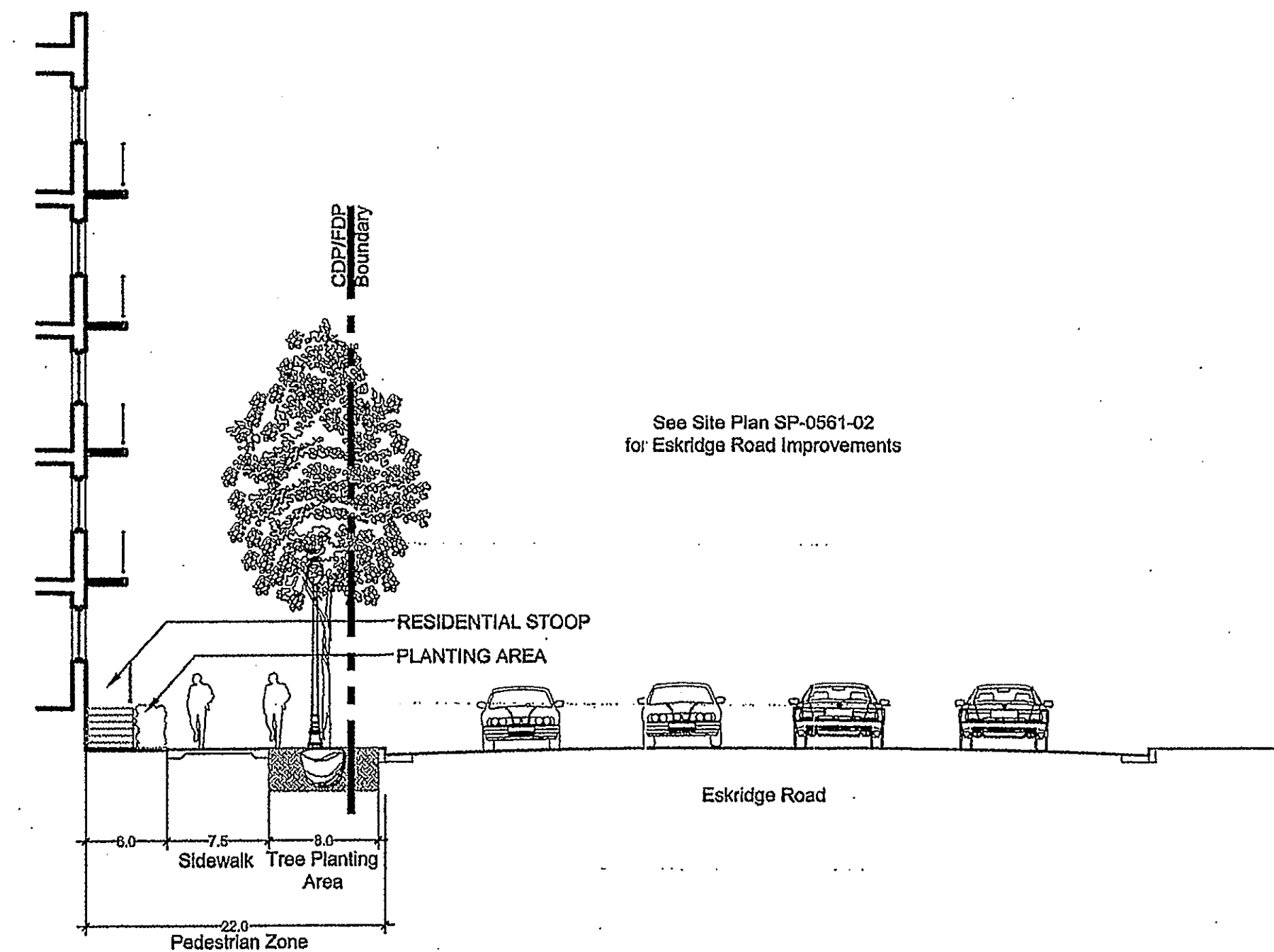
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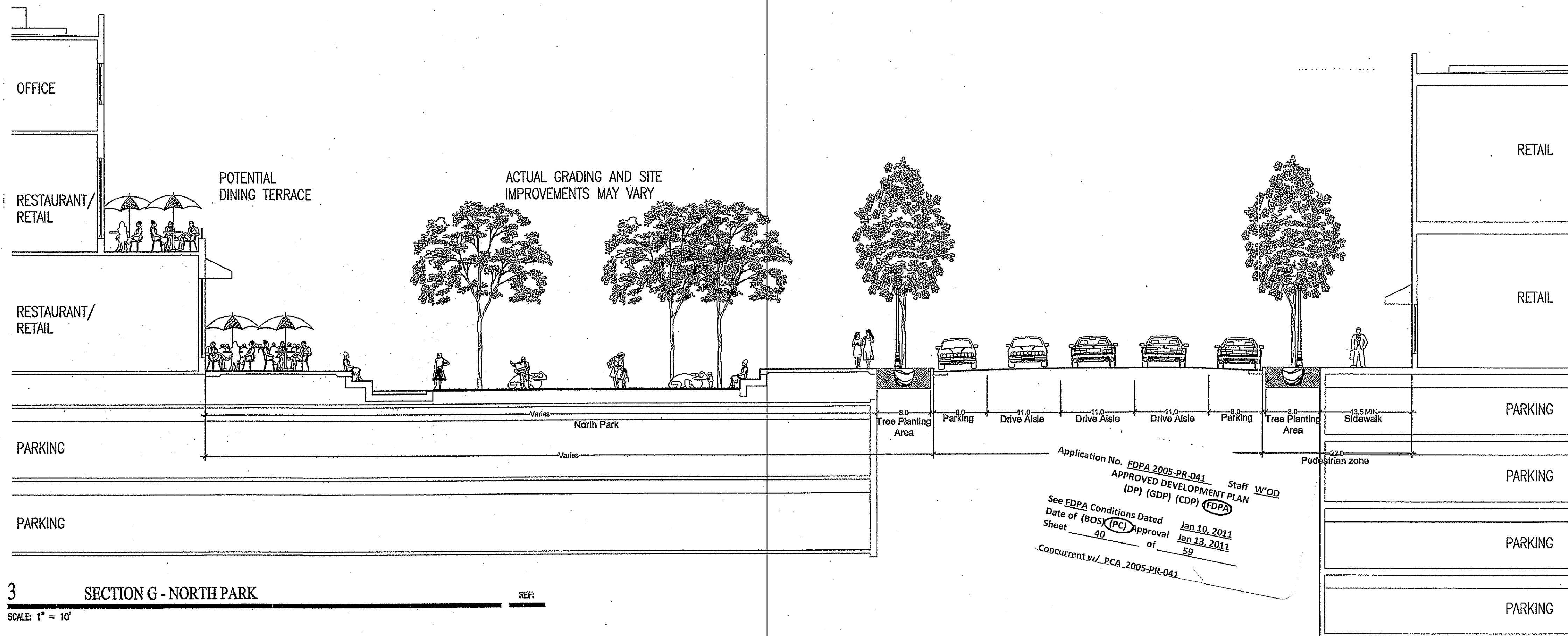


2 SECTION K - ALLEY MEWS
SCALE: 1" = 10' REF:



3 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY REF:
SCALE: 1" = 10'

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3 SECTION G - NORTH PARK
SCALE: 1" = 10' REF:

MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA

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1	10/2/2006	CDP / FDP Revision
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No.	Date	Item
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1	4/7/2006	CDP / FDP Revision

No.	Date	Item
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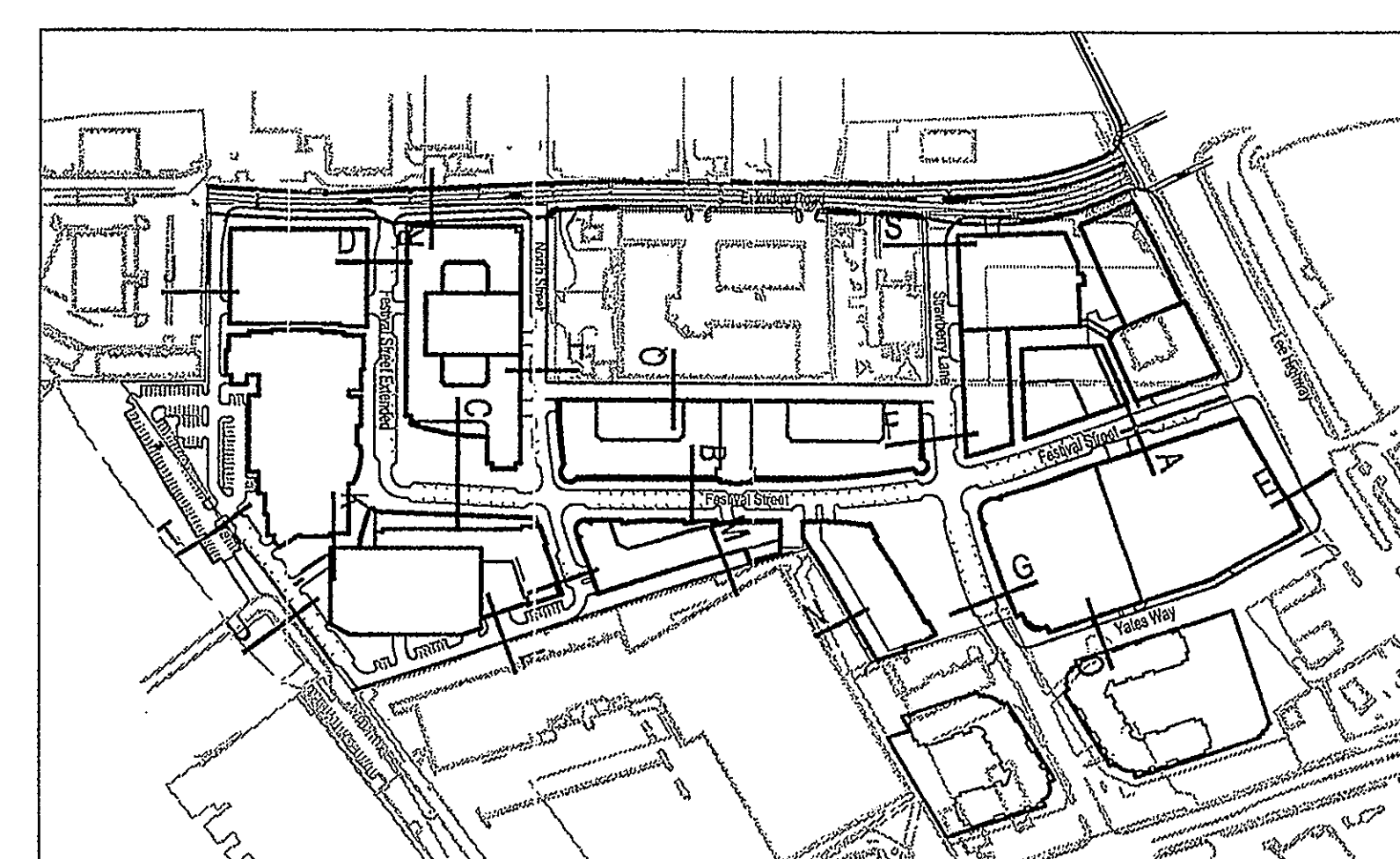
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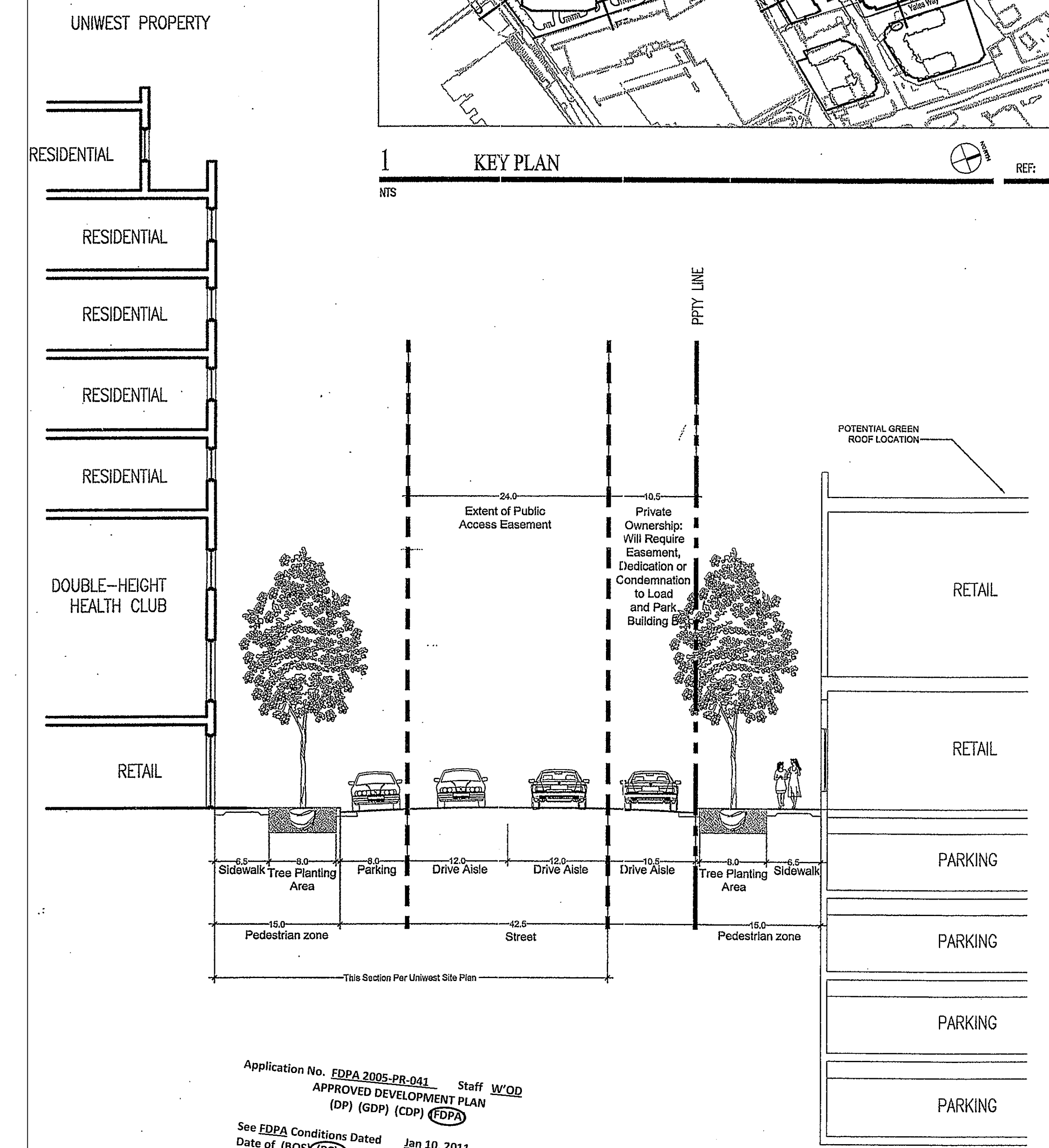
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08-23-10
PROFESSIONAL ENGINEER

STREET SECTIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

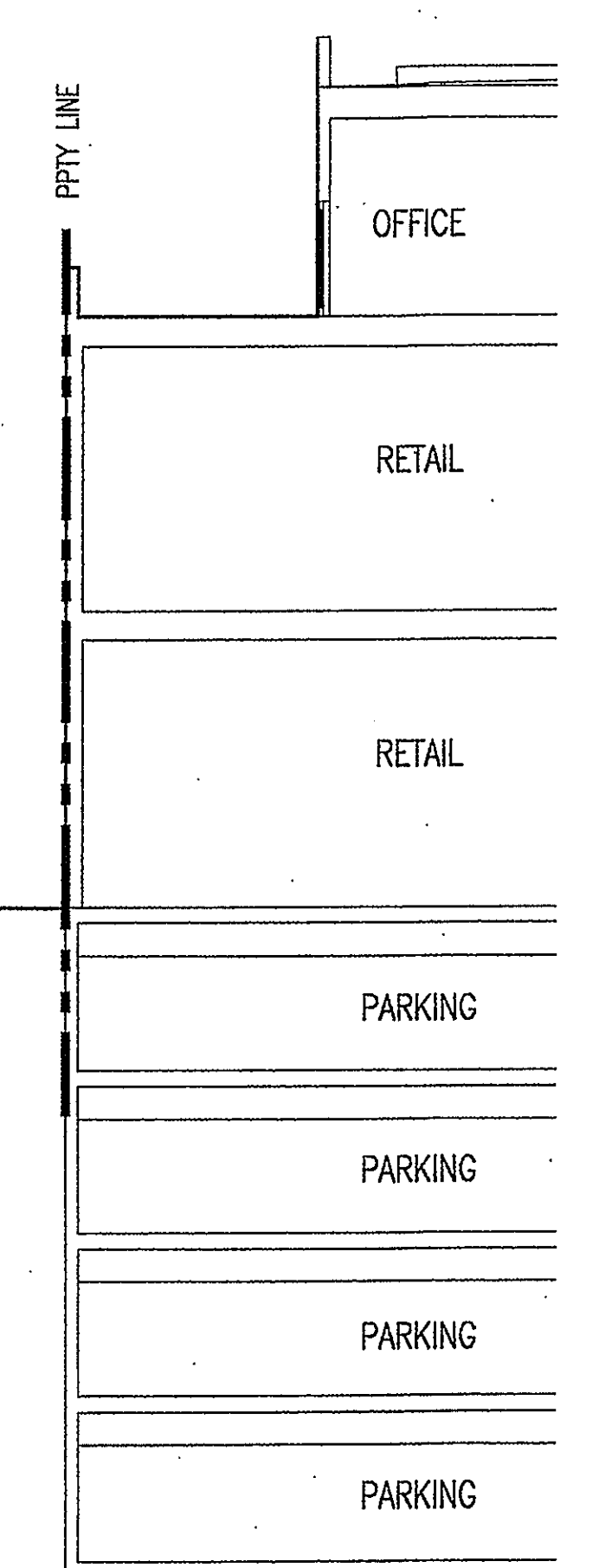


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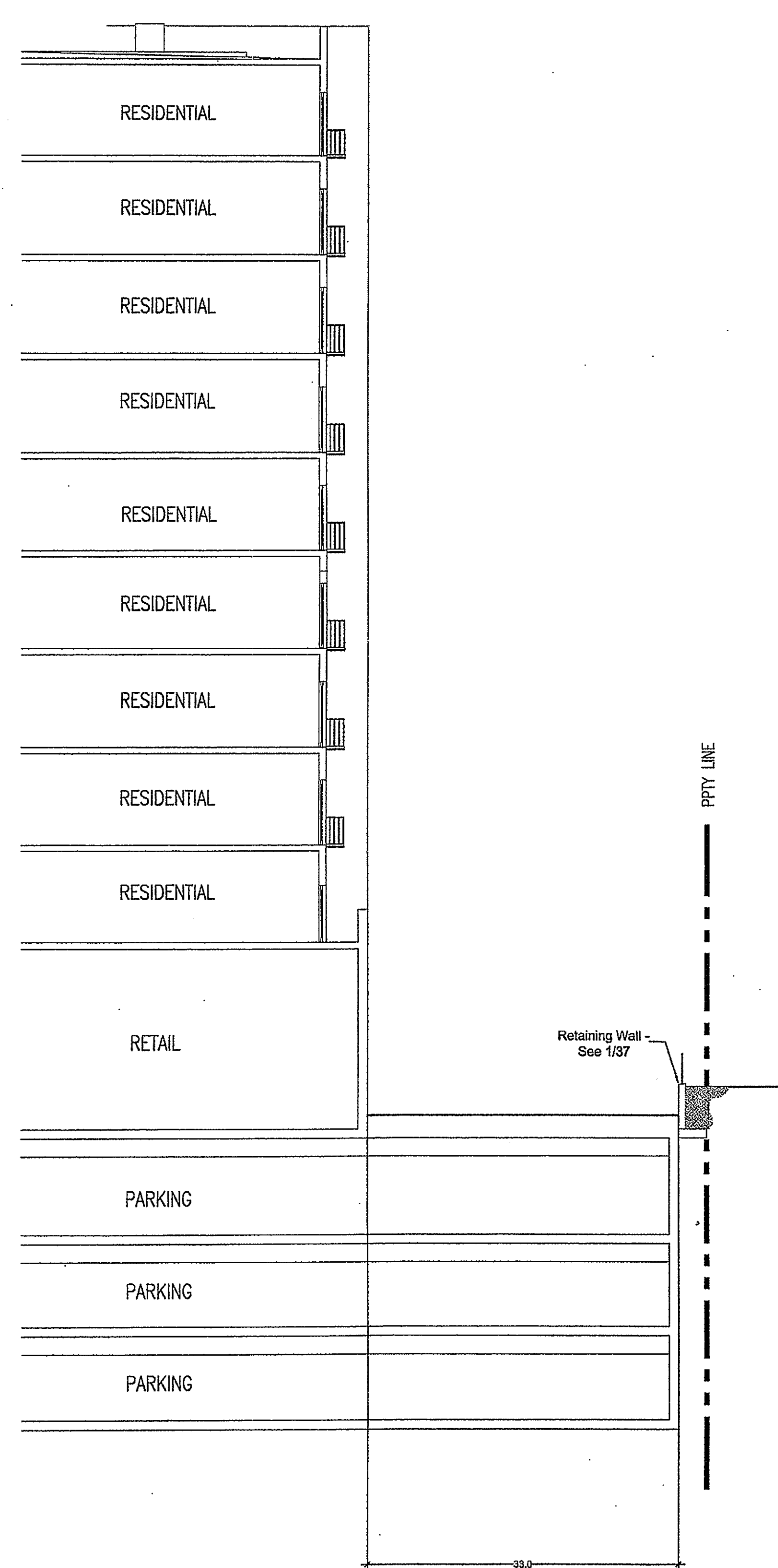


Application No. FDPA 2005-PR-041 Staff W/QD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
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4 SECTION O
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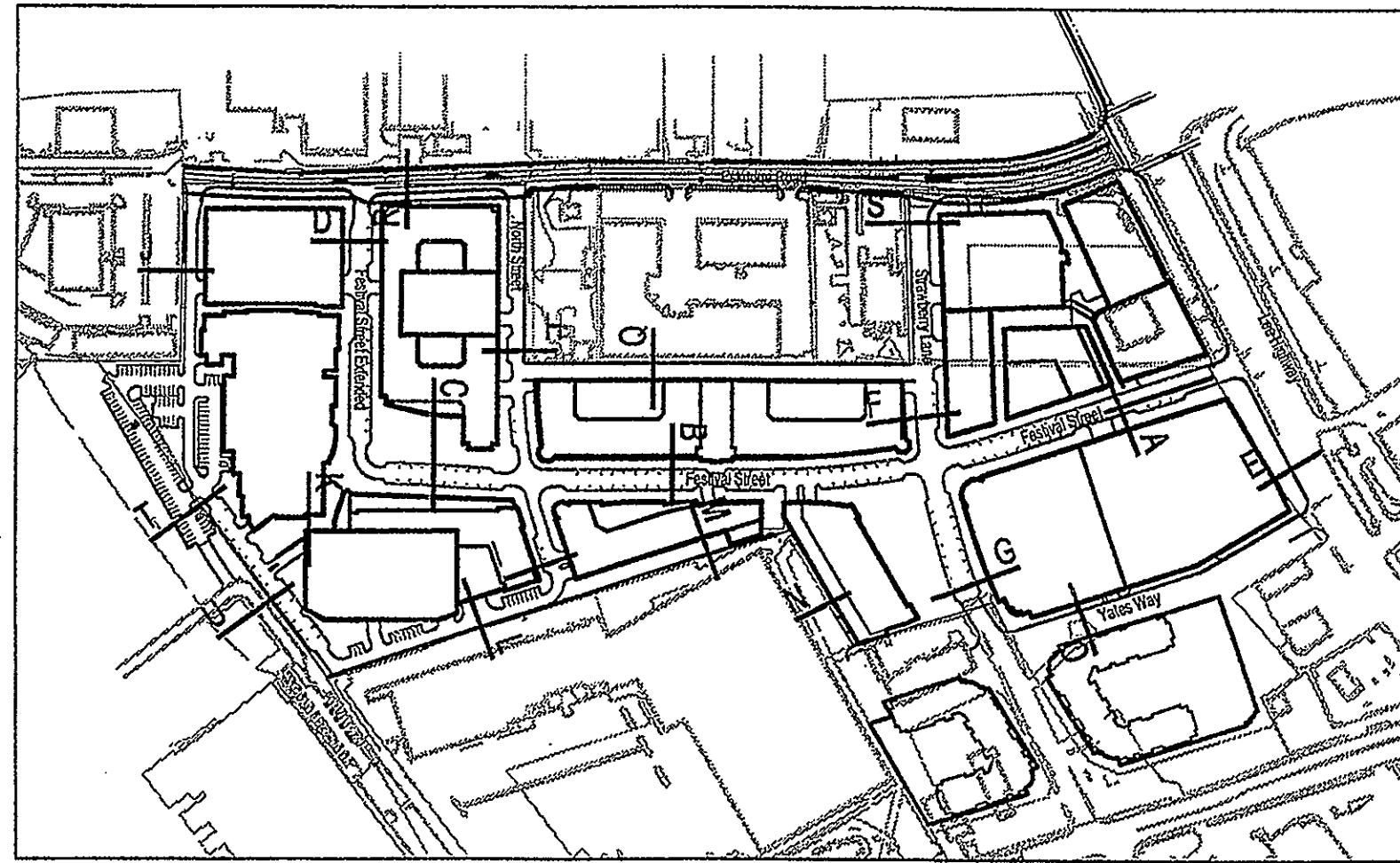


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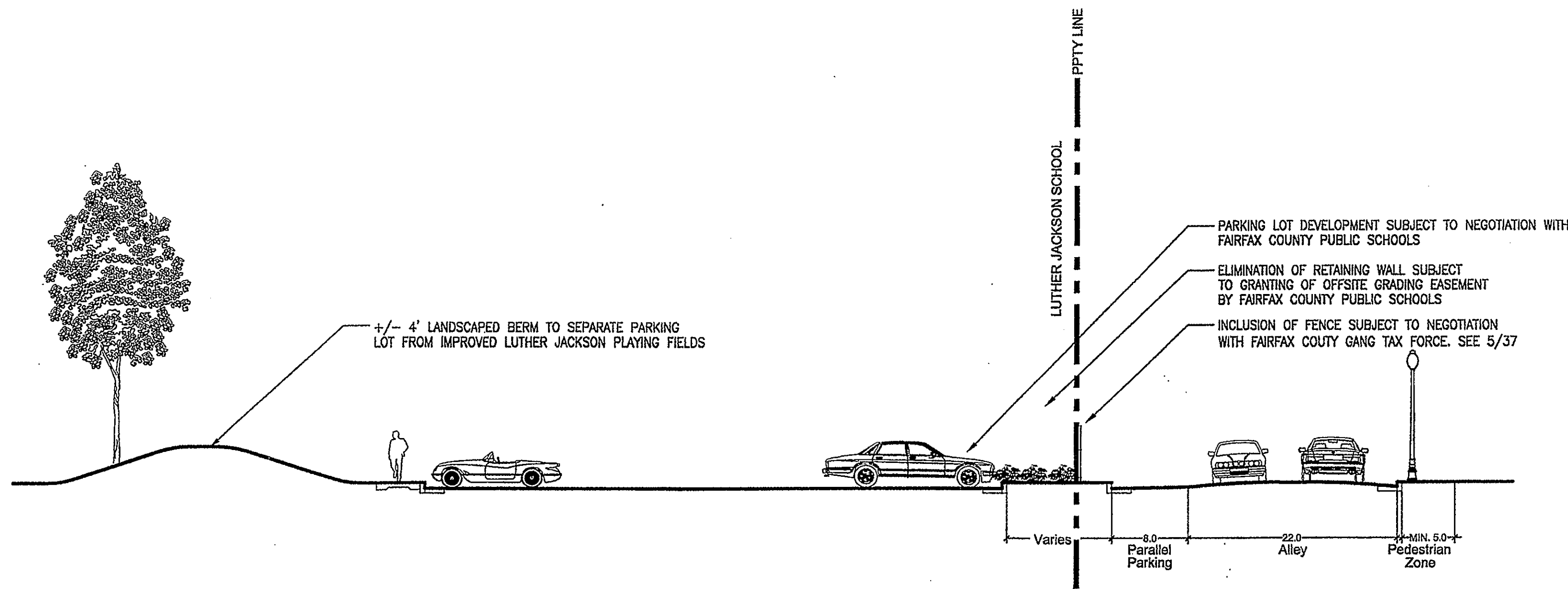


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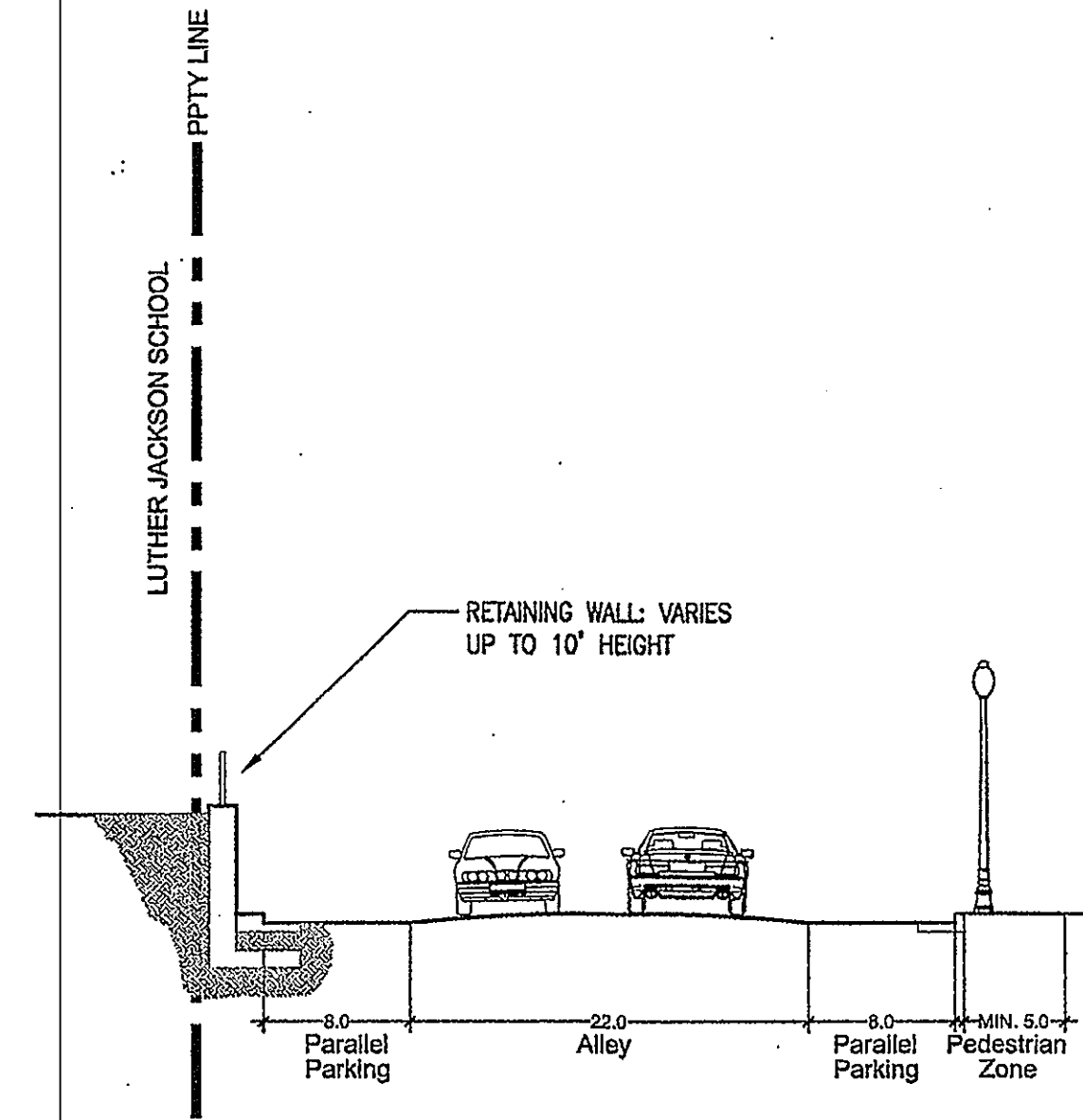
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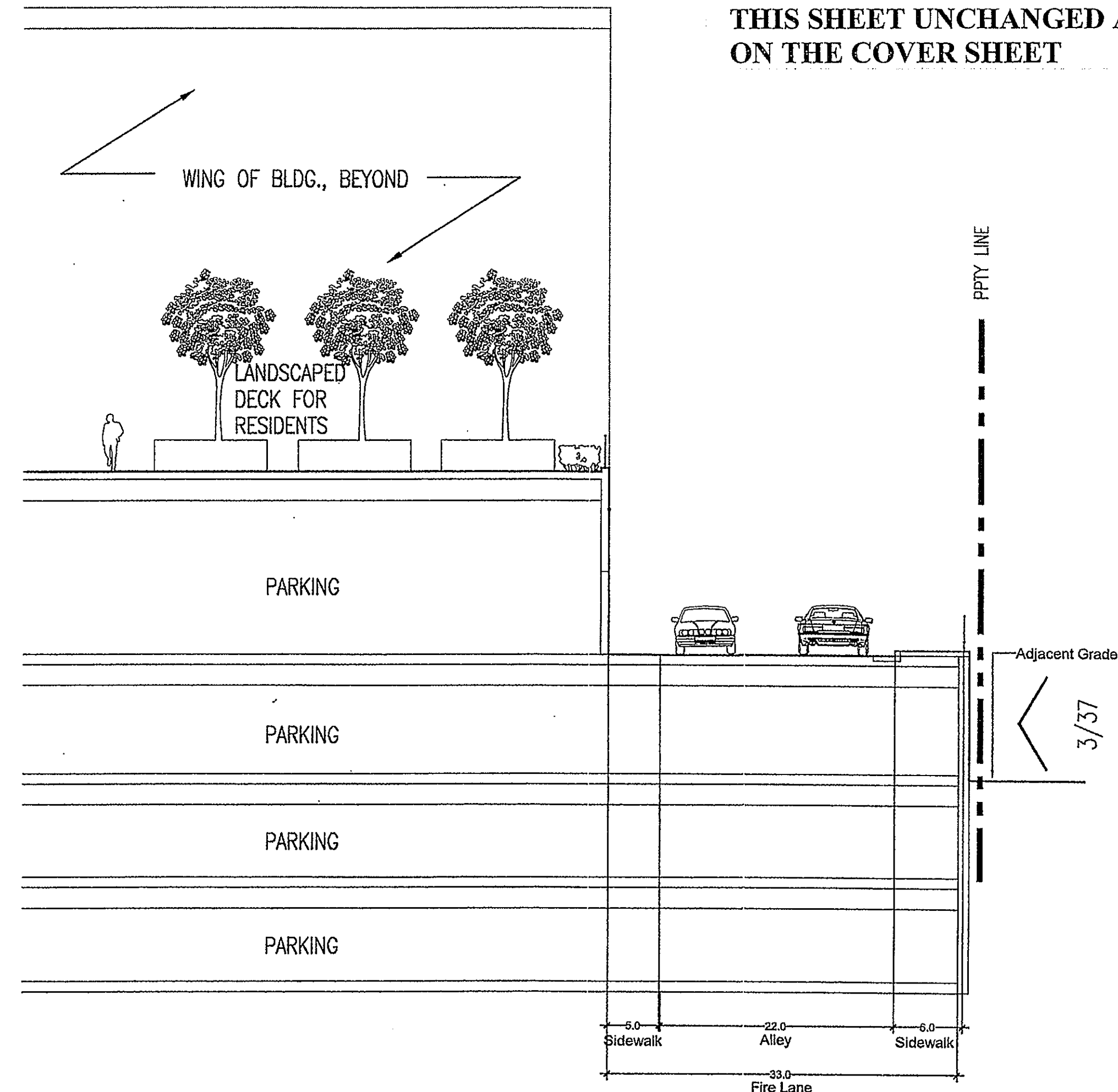
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3 SECTION T - SOUTHERN PL CONDITION AND LUTHER JACKSON IMPROVEMENTS
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2 SECTION U - SOUTHERN PL CONDITION
SCALE: 1" = 10' REF:



4 SECTION Q - ALLEY
SCALE: 1" = 10' REF:

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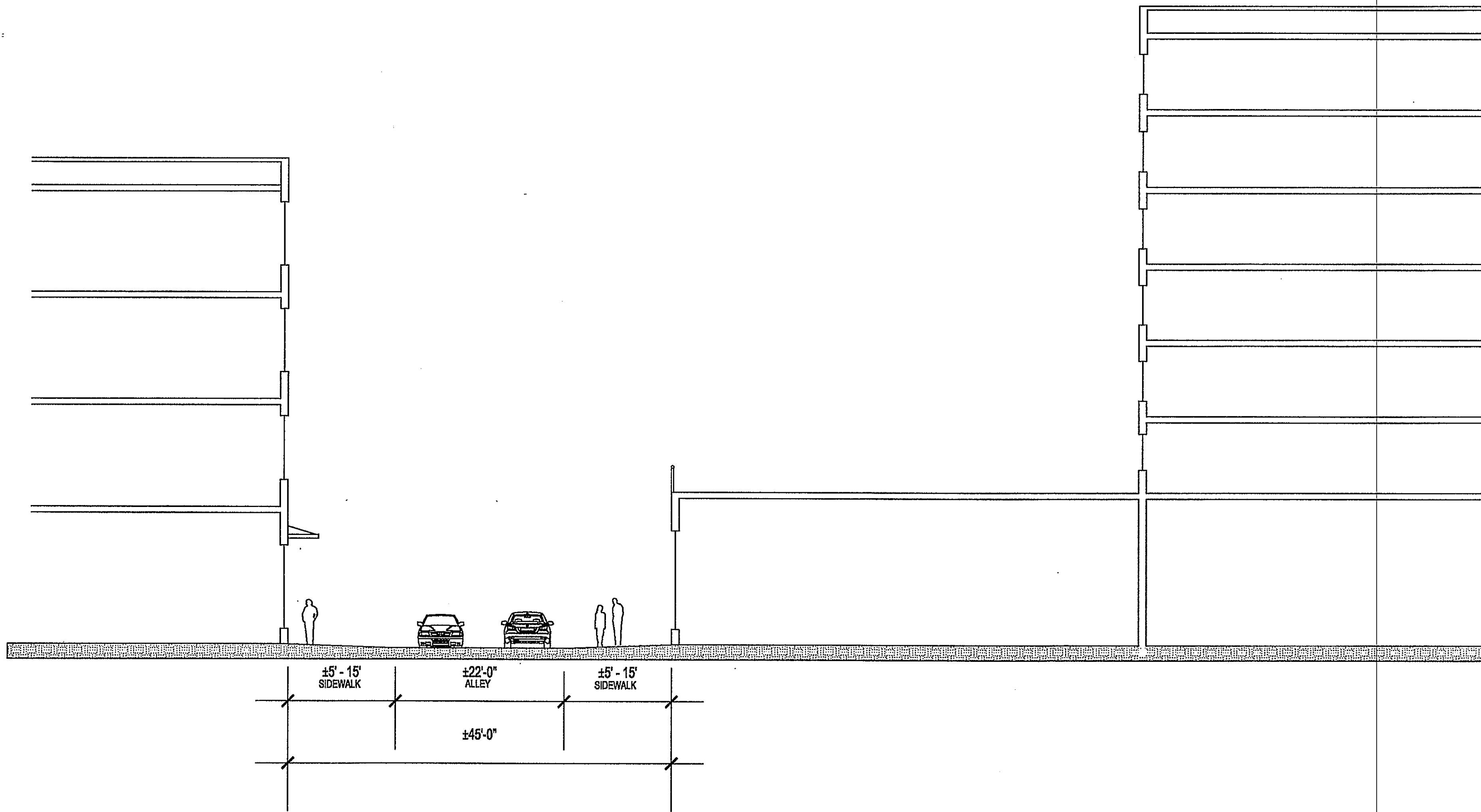
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STREET SECTIONS

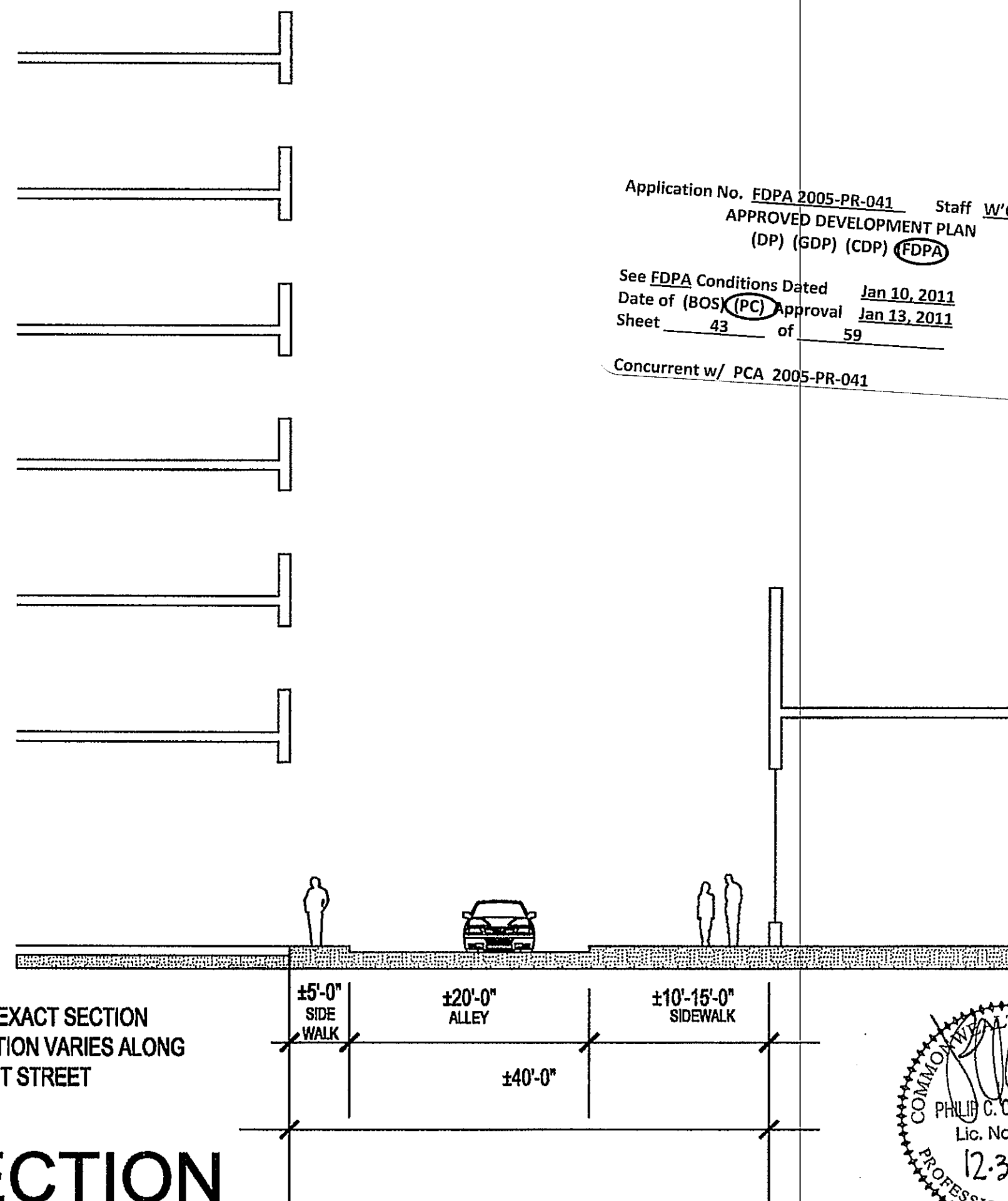
Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

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V ALLEY SECTION

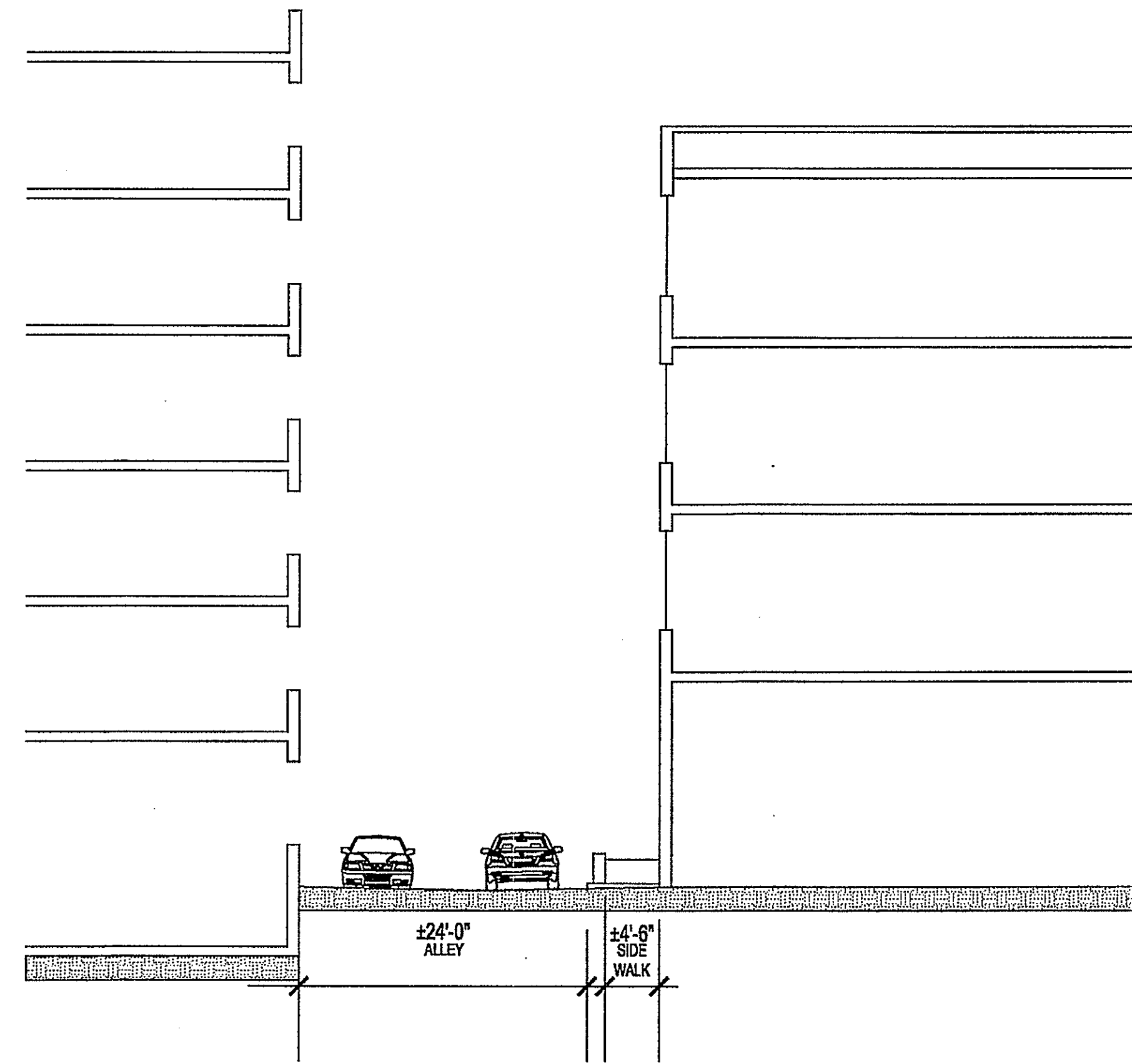
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W ALLEY SECTION

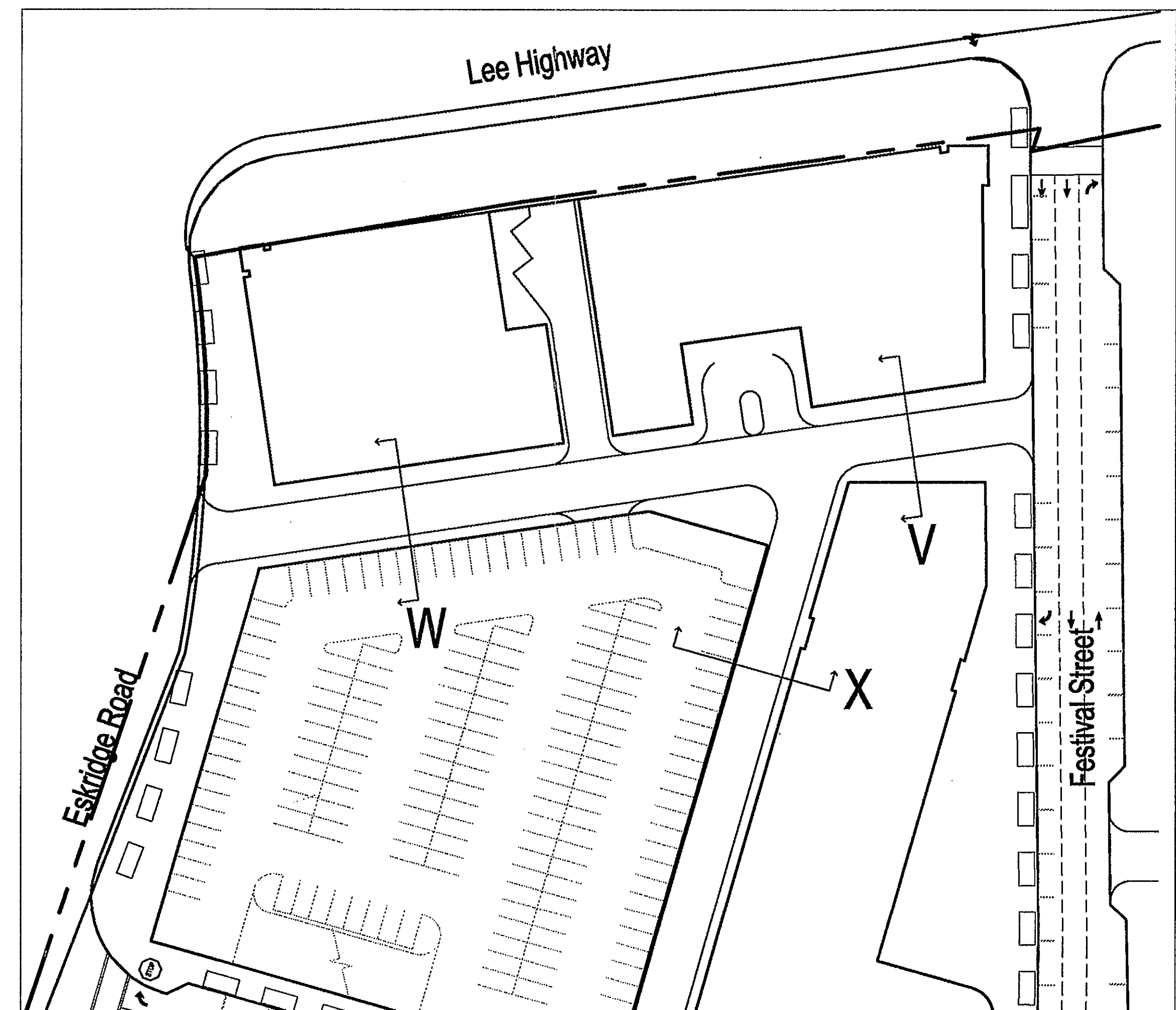
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Application No. FDPA 2005-PR-041 Staff W'OD
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(DP) (SDP) (CDP) (FDPA)
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X ALLEY SECTION

SCALE: 1" = 10'



REV. 12-7-2010
REV 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

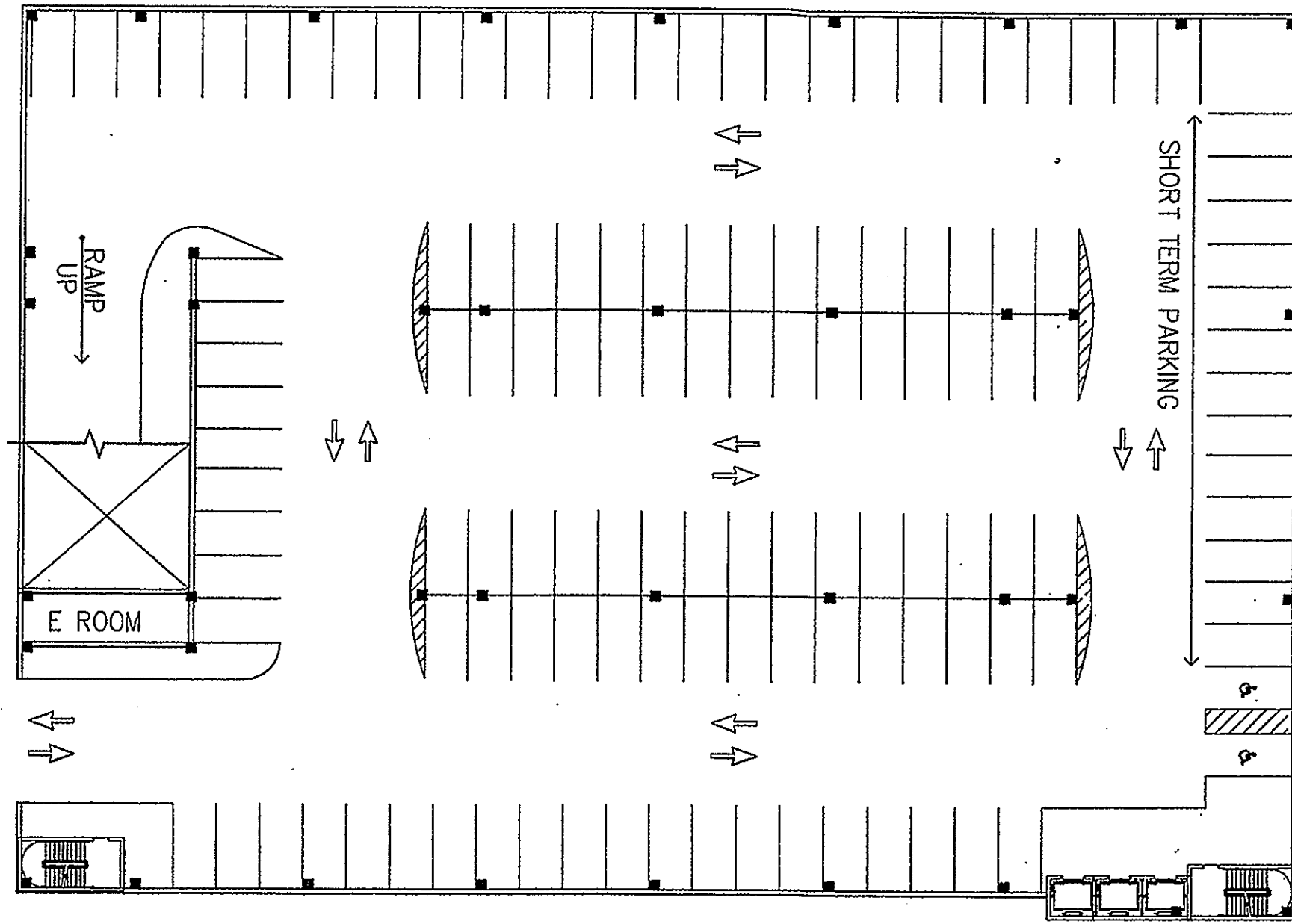
PROJECT #
DATE
SCALE
1" = 10'
DRAWN BY
CH

Parcel A - Street Sections
Merrifield Town Center
Fairfax County, VA

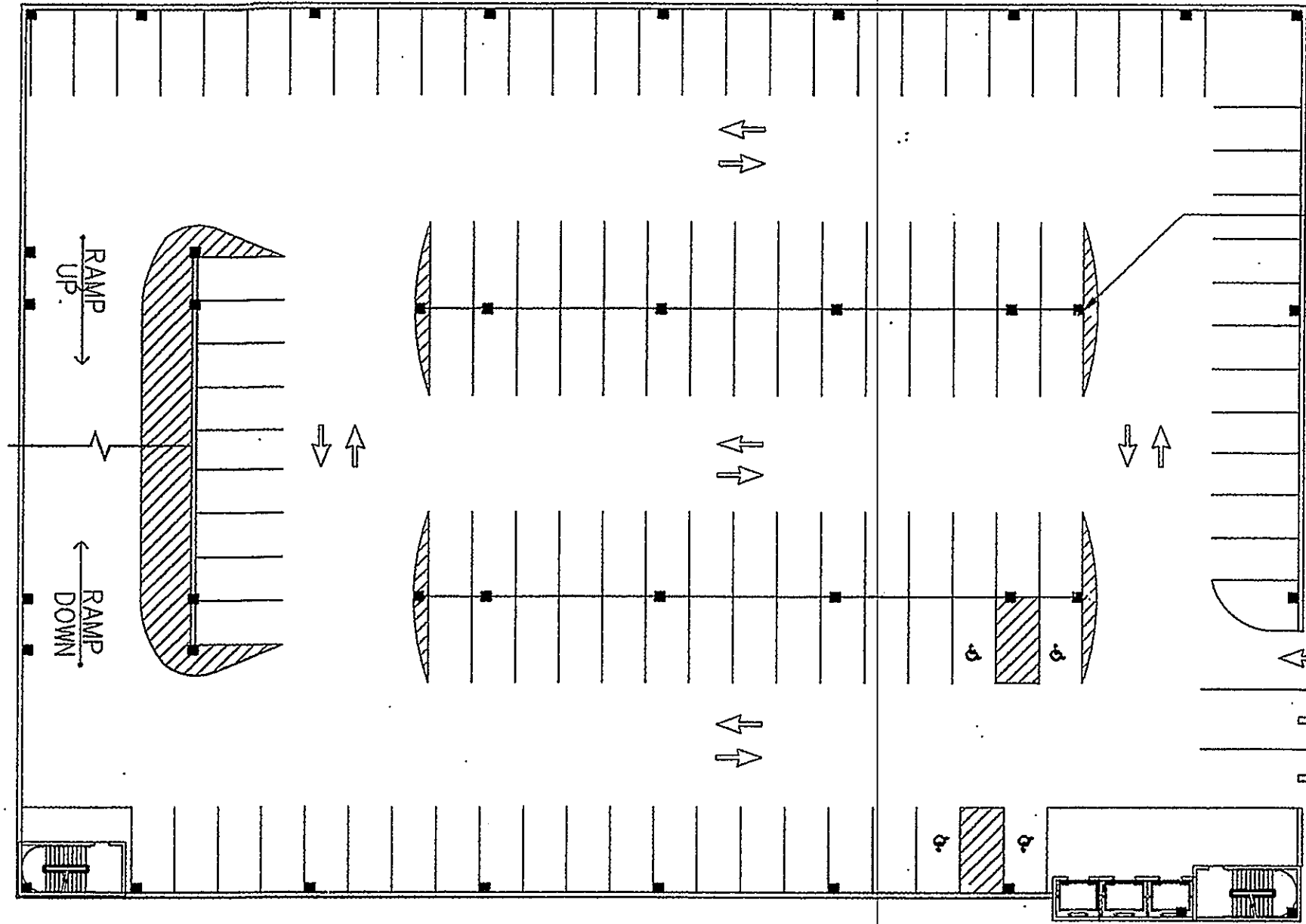
EDENS & AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
33A

MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA



1 BASEMENT LEVEL PLAN
1" = 30'

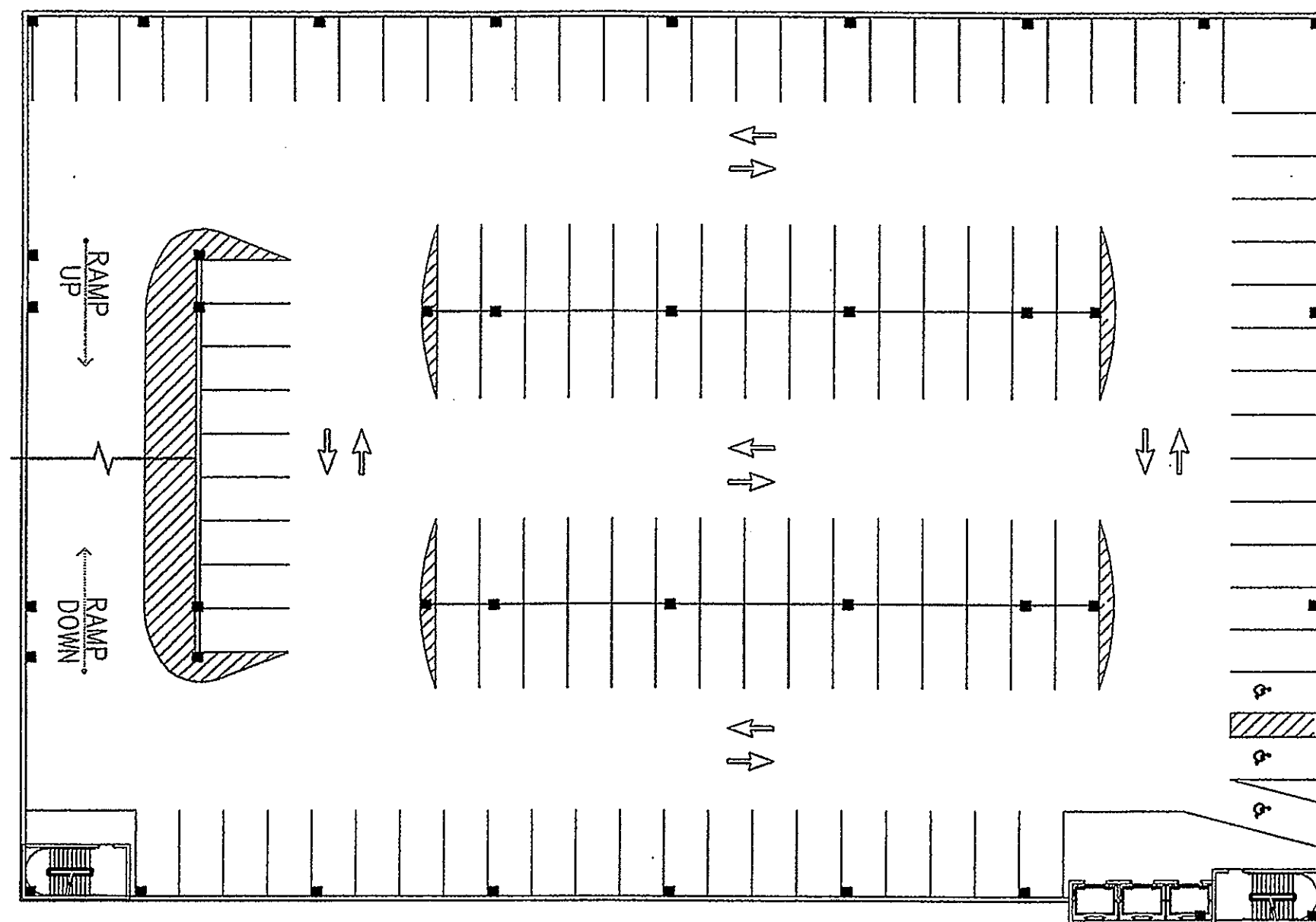


2 GROUND LEVEL PLAN
1" = 30'

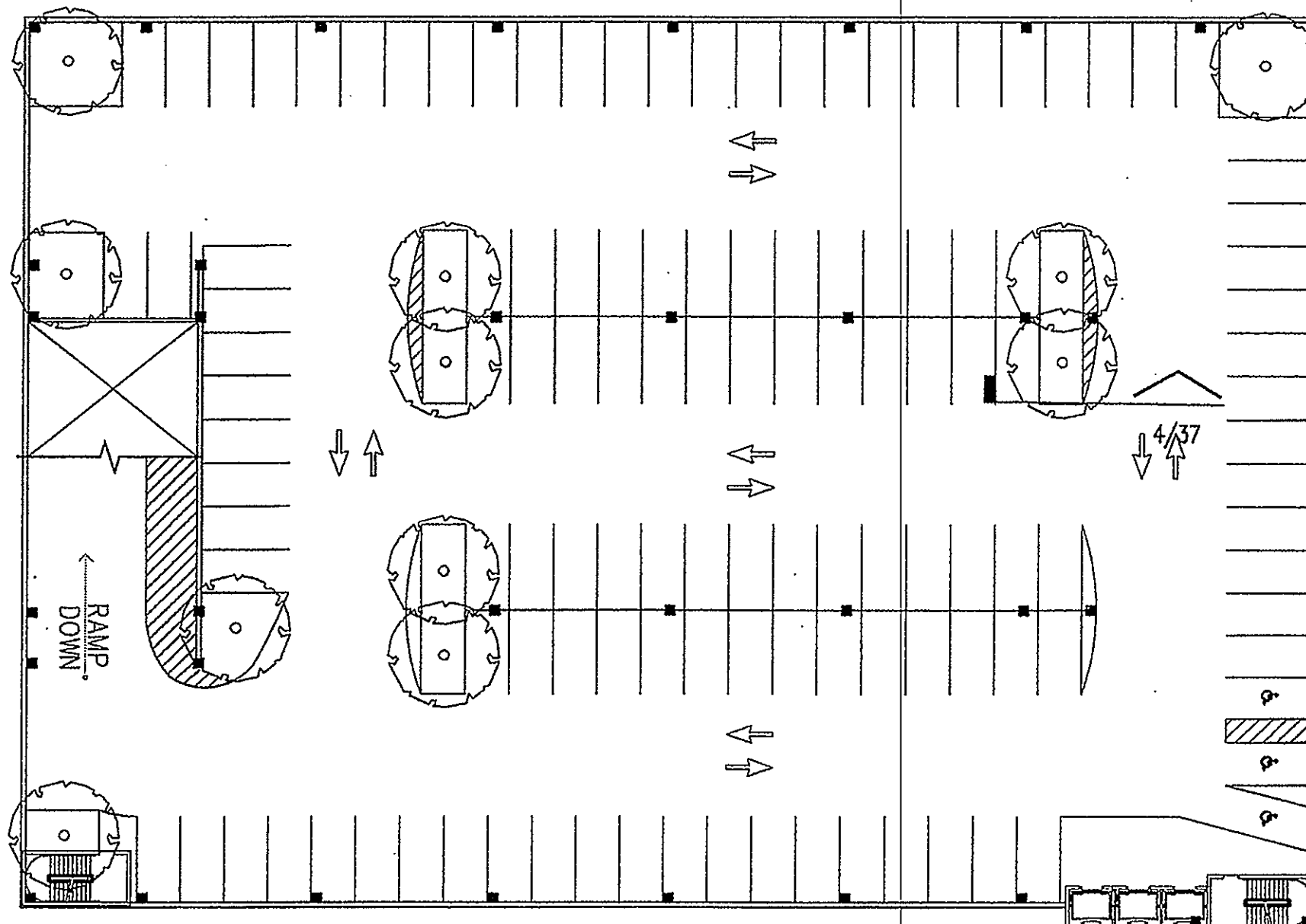
- Notes:
- 1 Garage plans shown hereon are preliminary and subject to change at final design and engineering.
 - 2 Applicant reserves the right to increase or decrease the number of spaces shown hereon, subject to Proffers.

Application No. FDPA 2005-PR-041 Staff W/OD
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(DP) (GDP) (CDP) (FDPA)
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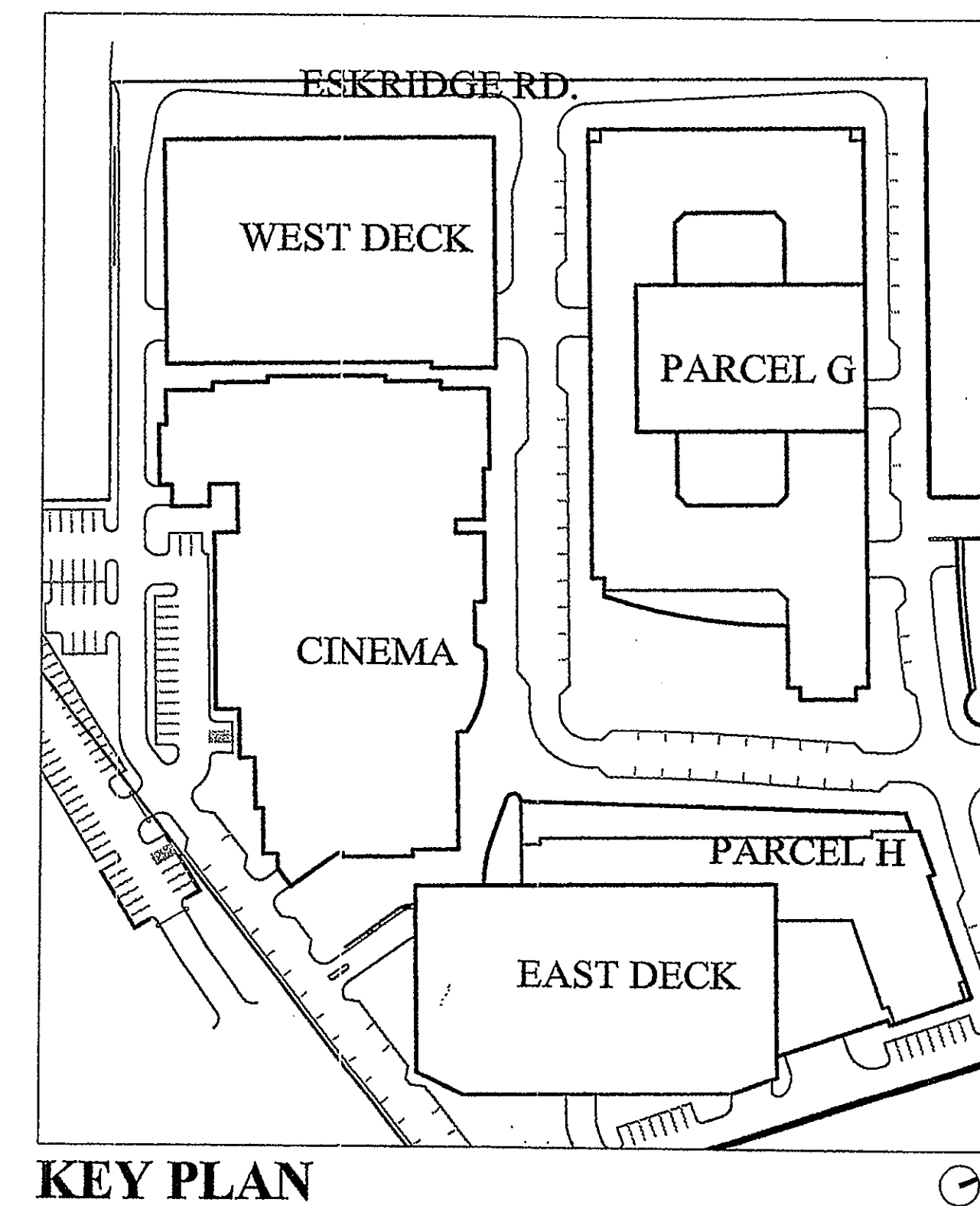
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3 TYPICAL LEVEL PLAN
1" = 30'



4 TOP LEVEL PLAN
1" = 30'



KEY PLAN

No.	Date	Item
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1	4/7/2006	CDP / FDP Revision

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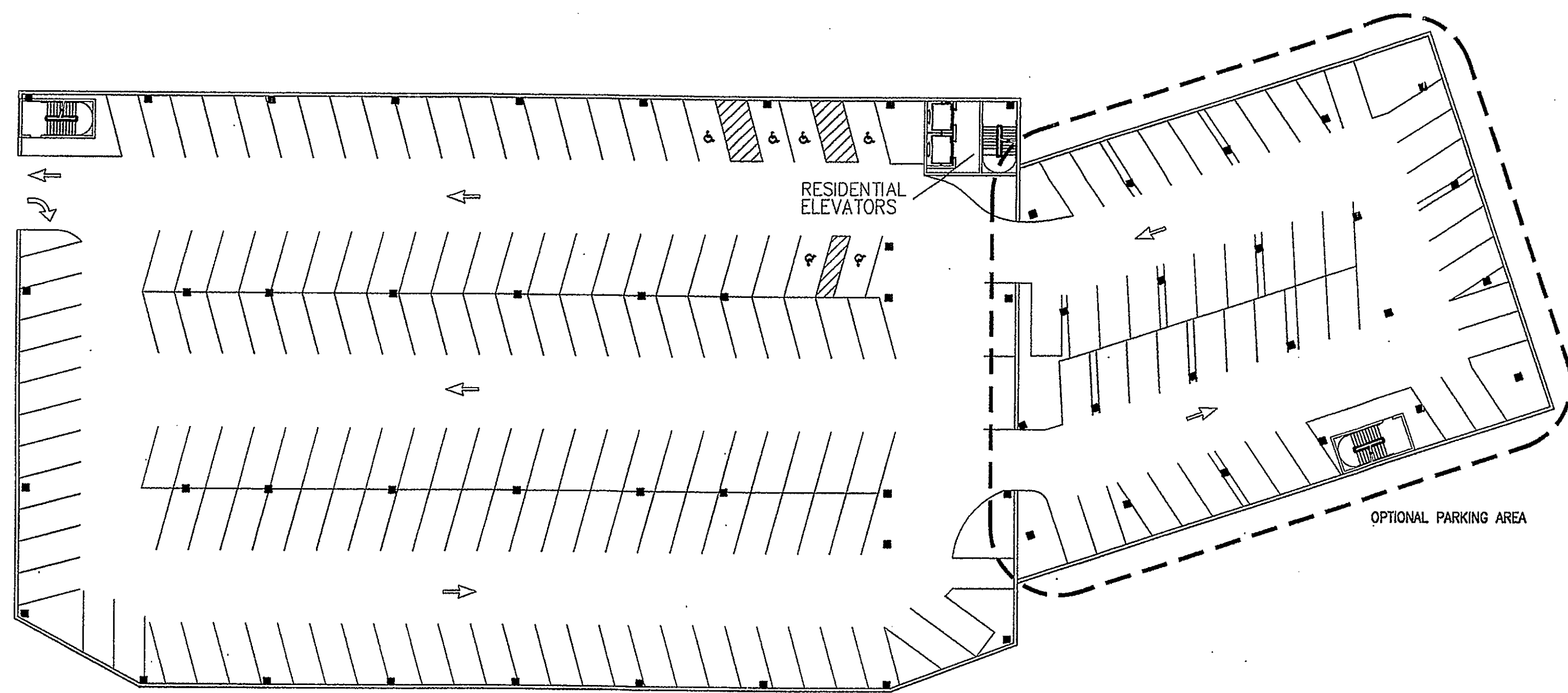
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PLANS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

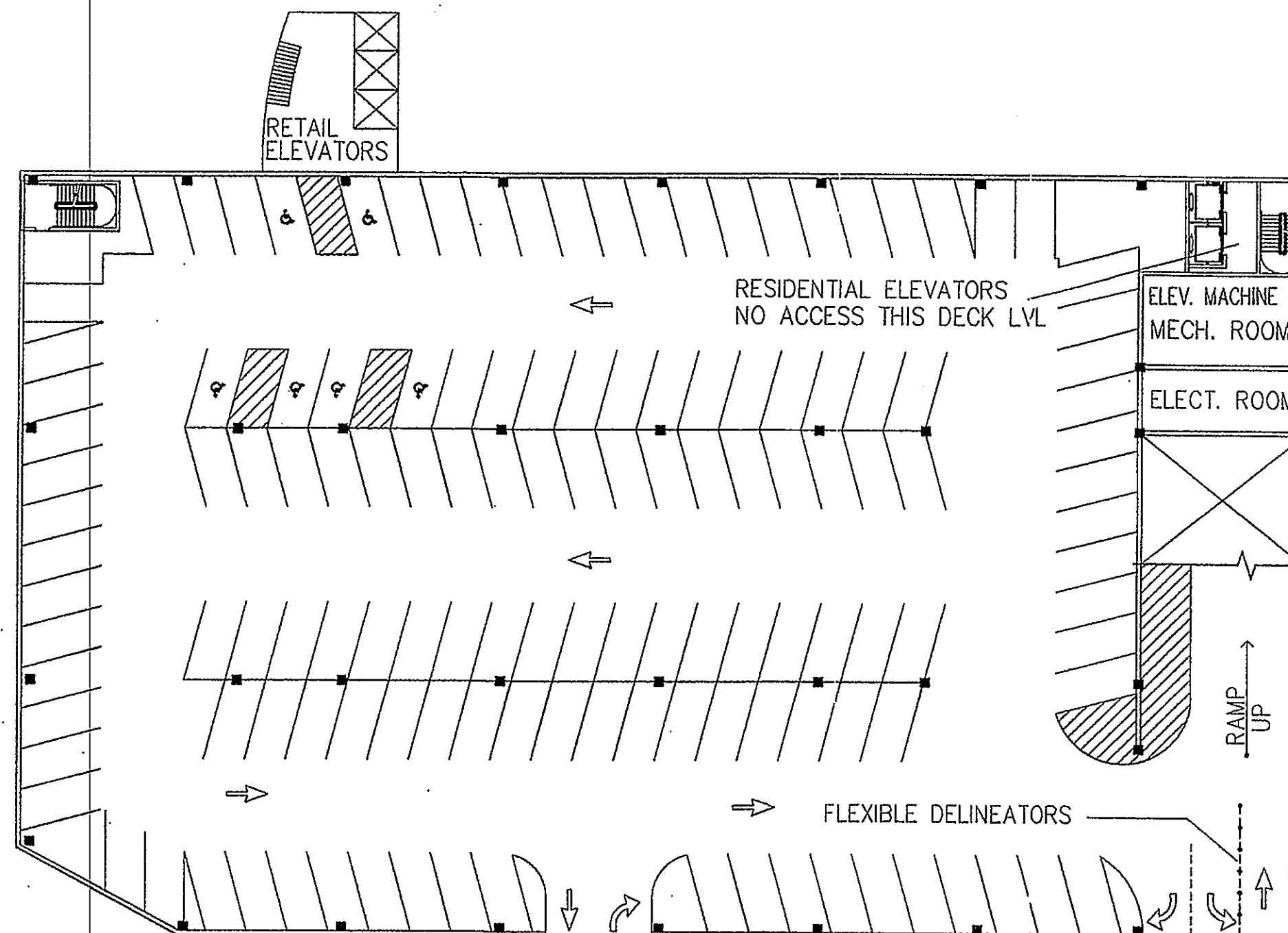
MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA



1 BASEMENT LEVEL PLAN

1" = 30'

REF:



2 GROUND LEVEL PLAN

1" = 30'

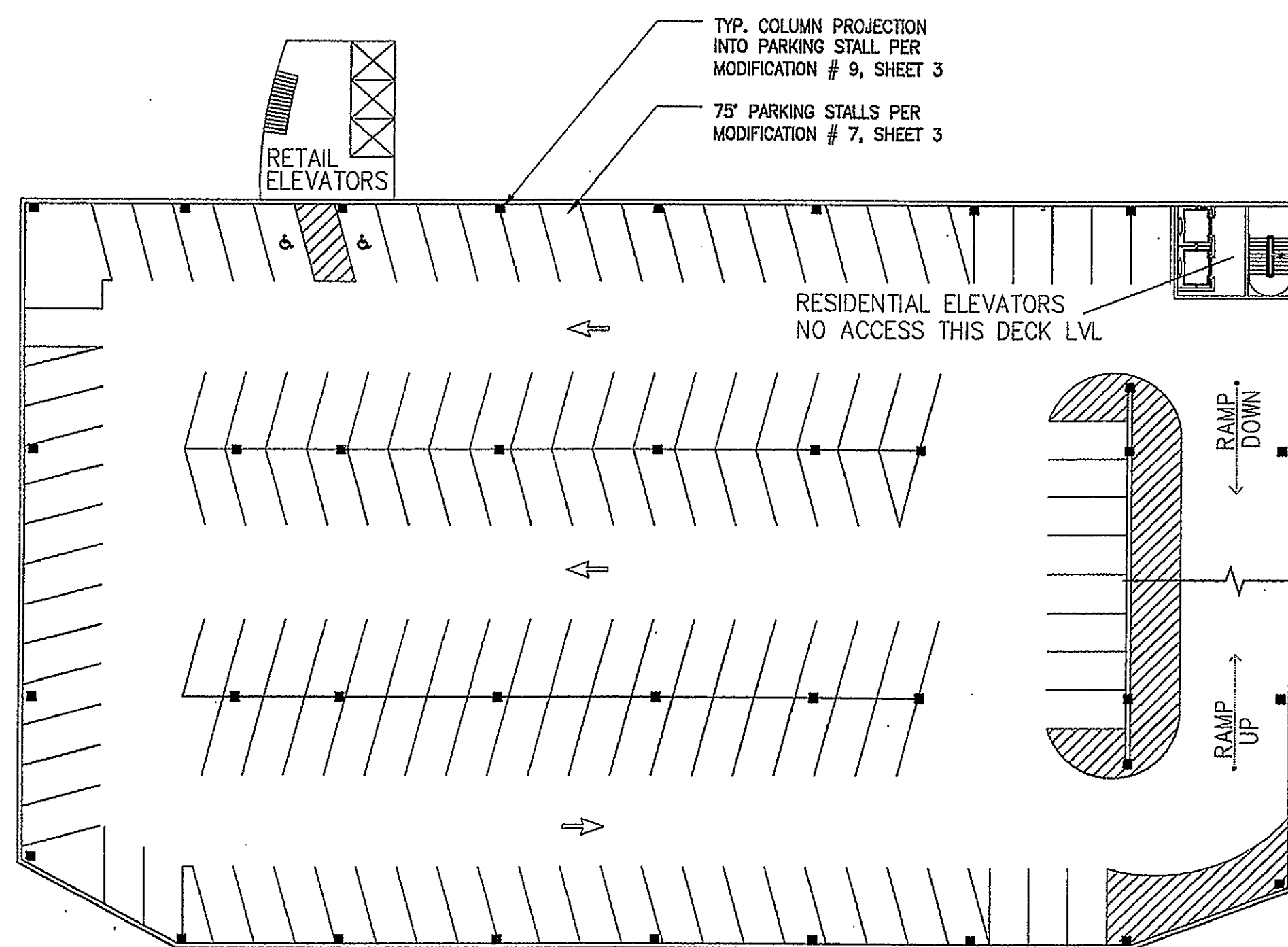
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Notes:

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- Applicant reserves the right to increase or decrease the number of spaces shown hereon, subject to Proffers.

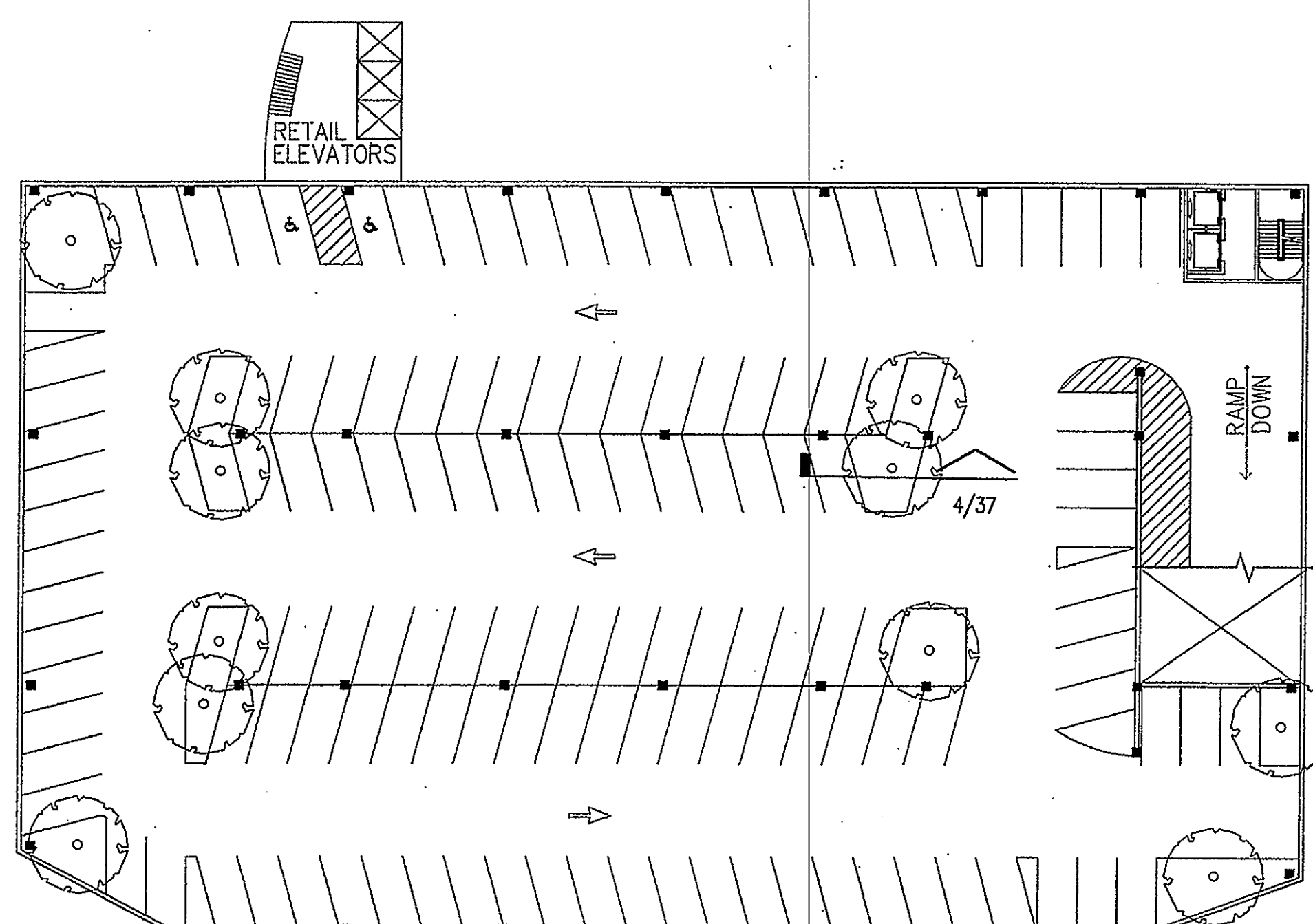
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Date of (BOS)(PC) Approval Jan 13, 2011
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3 TYPICAL LEVEL PLAN

1" = 30'

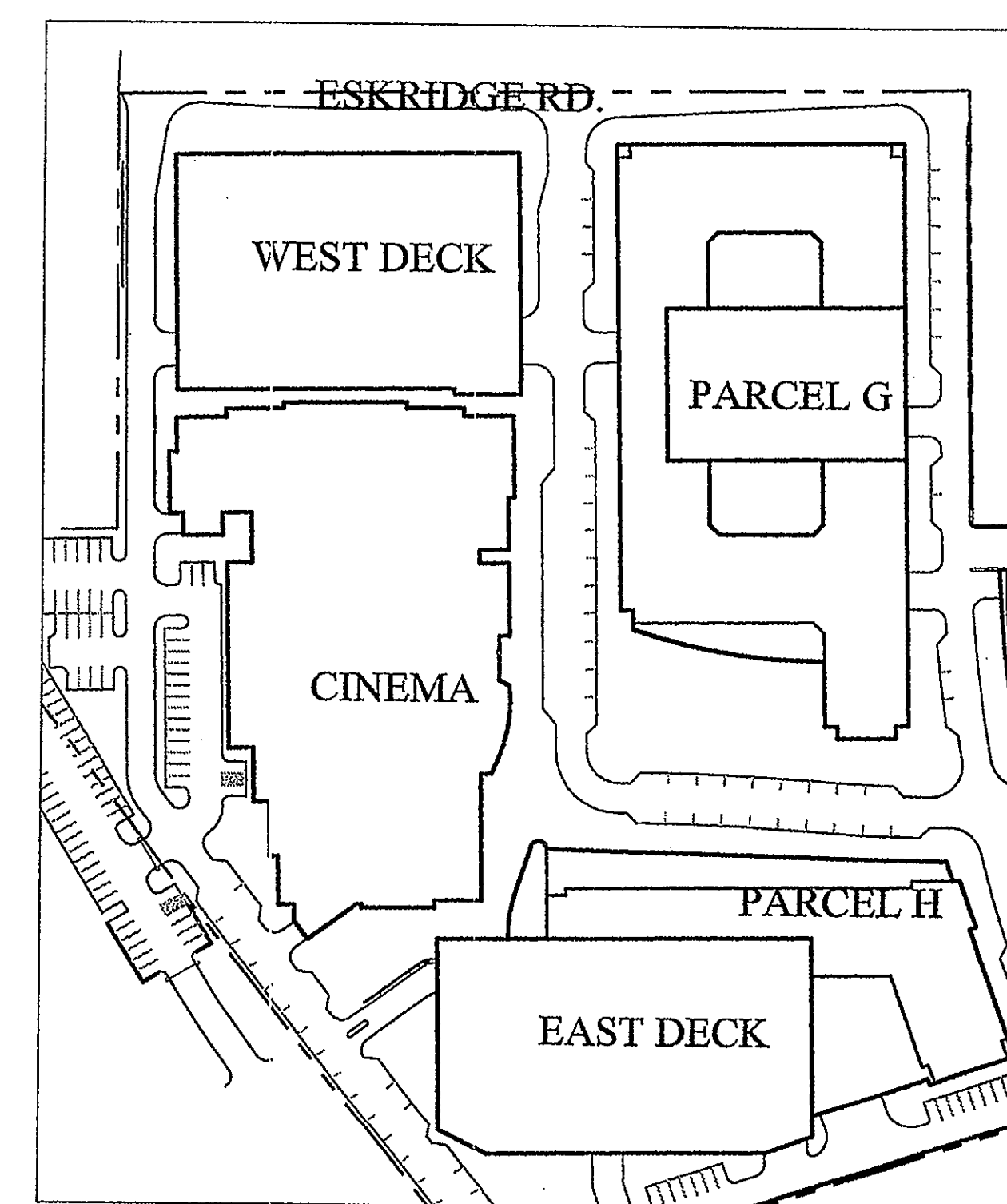
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4 TOP LEVEL PLAN

1" = 30'

REF:



KEY PLAN

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2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision
No.	Date	Item

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Lic. No. 30073
08-23-10
PROFESSIONAL ENGINEER

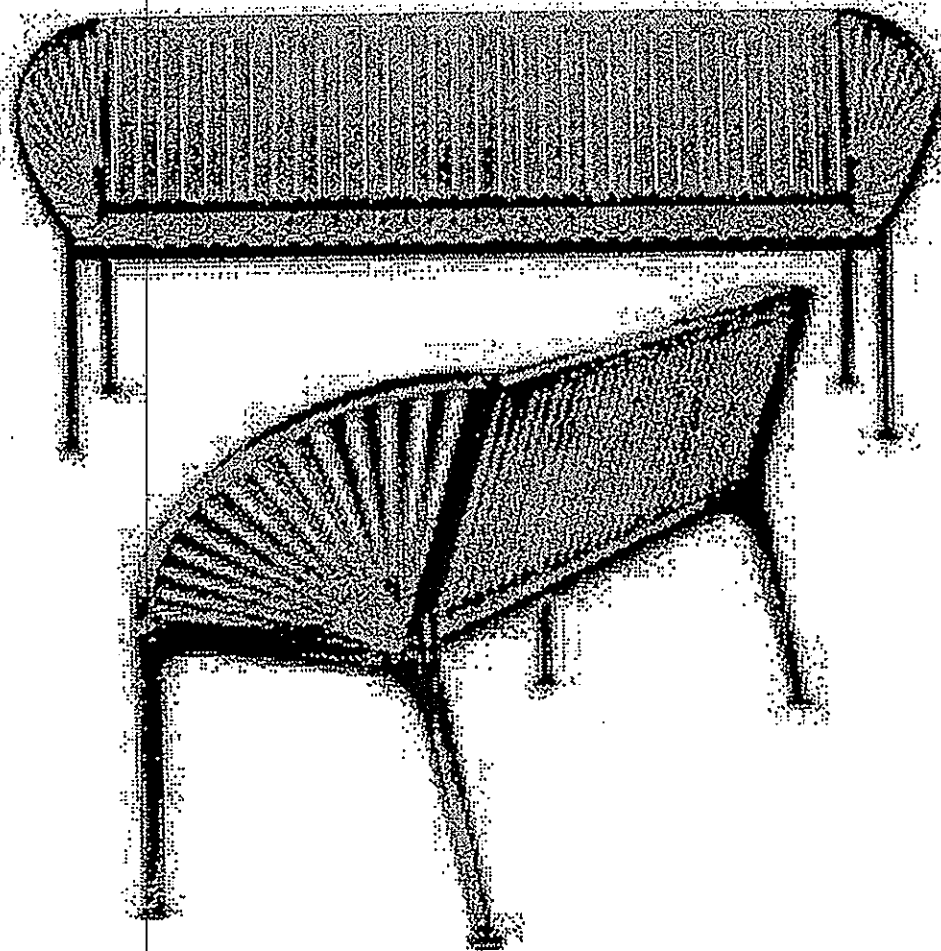
**EAST DECK
PLANS**

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

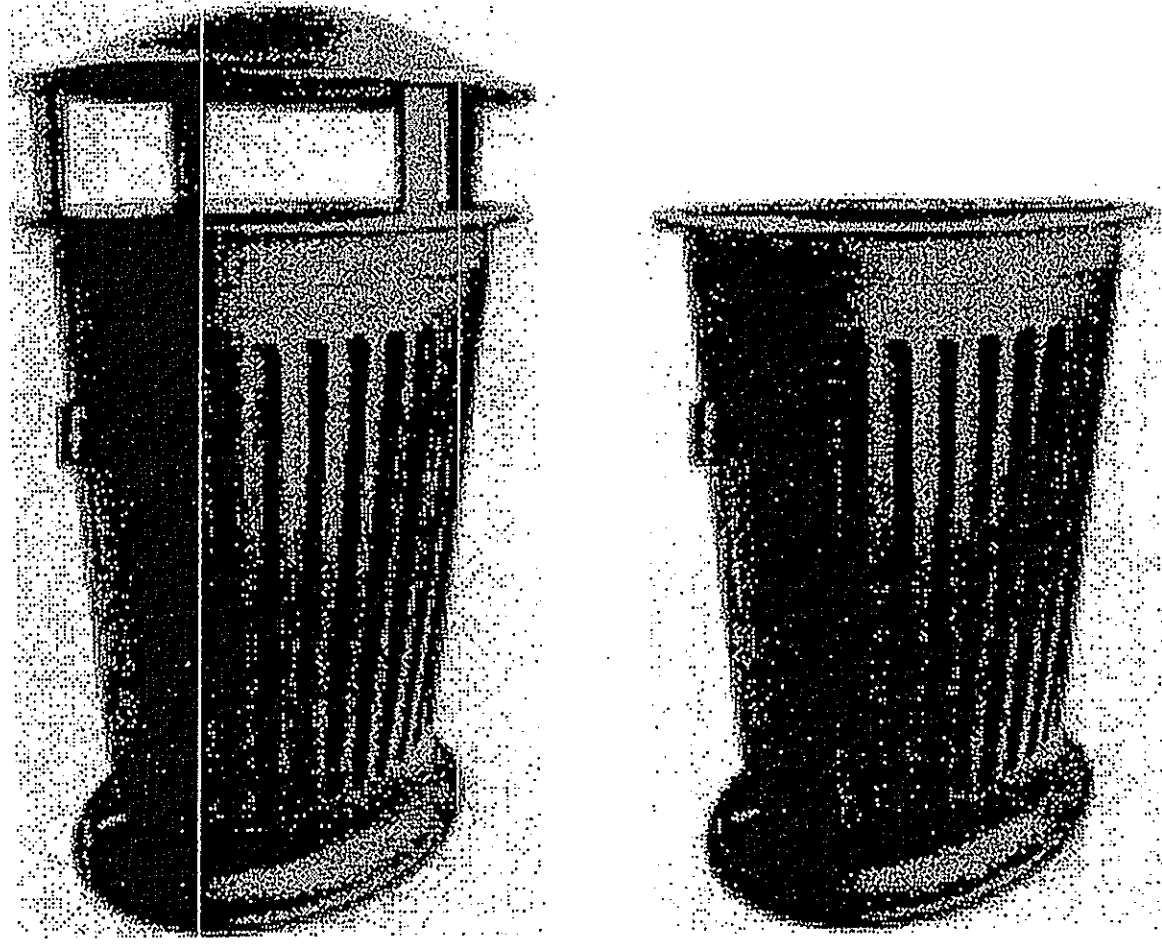
Sample Tree Selection

Acer rubrum
Betula nigra
Liquidambar styraciflua 'Rotundiloba'
Nyssa sylvatica
Platanus x acerifolia
Quercus phellos
Quercus rubra
Ulmus parvifolia
Ulmus americana 'Valley Forge'
Ulmus americana 'New Harmony'

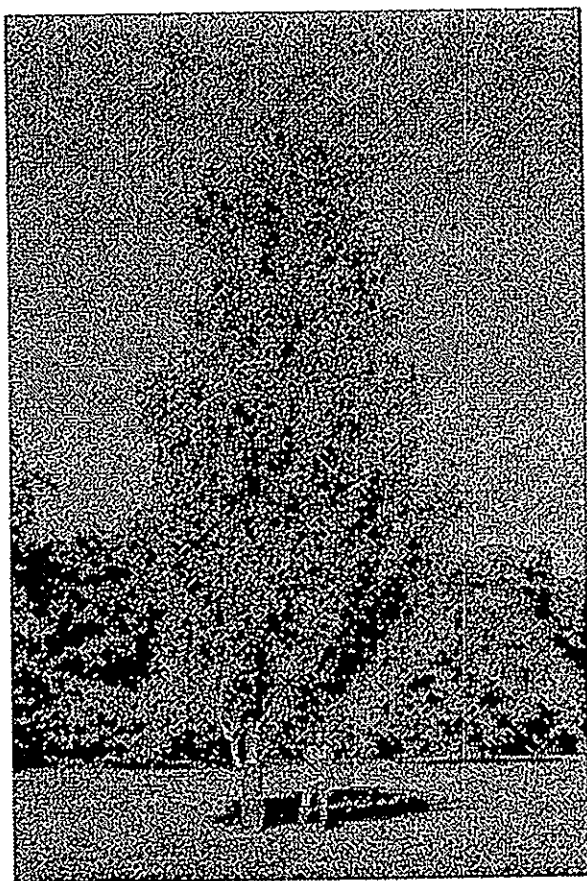
Red maple
River birch
Sweet gum Rotundiloba
Black gum
London Plane
Willow oak
Red oak
Chinese elm
Valley Forge American elm
New Harmony American elm



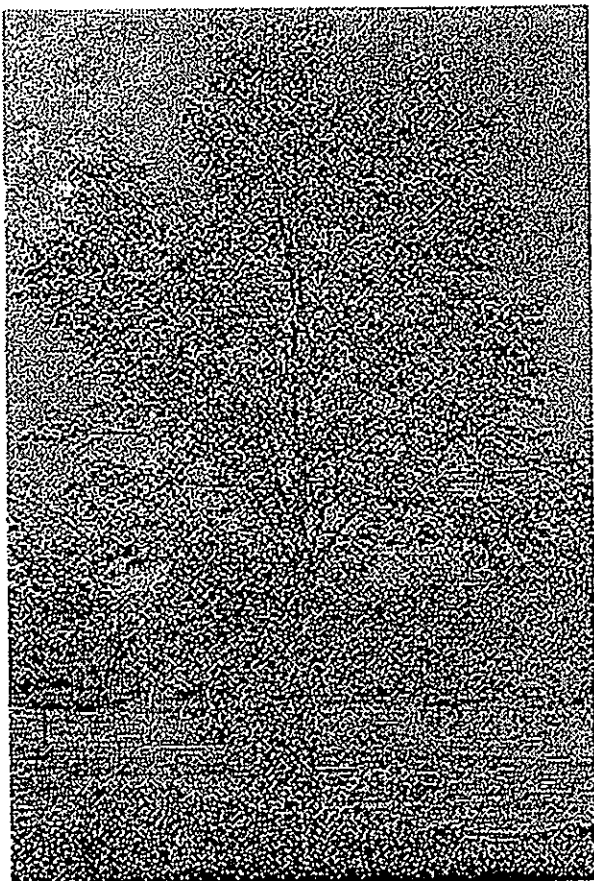
Benches



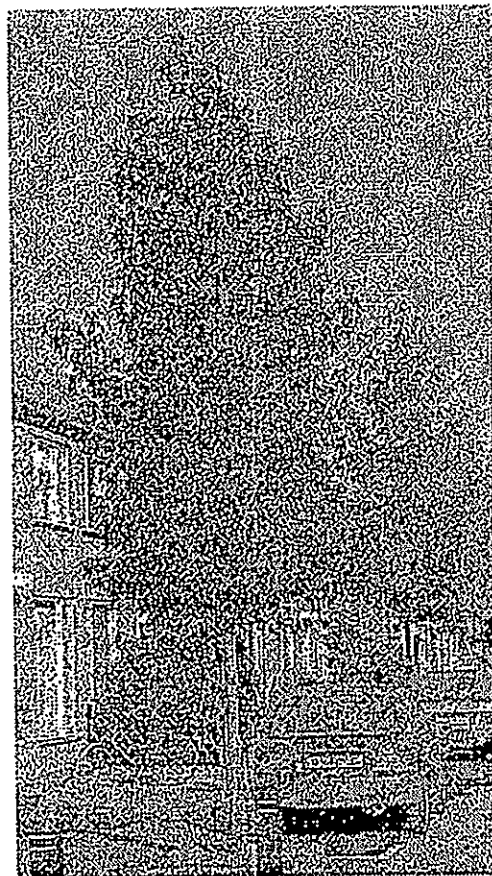
Trash Recptacles



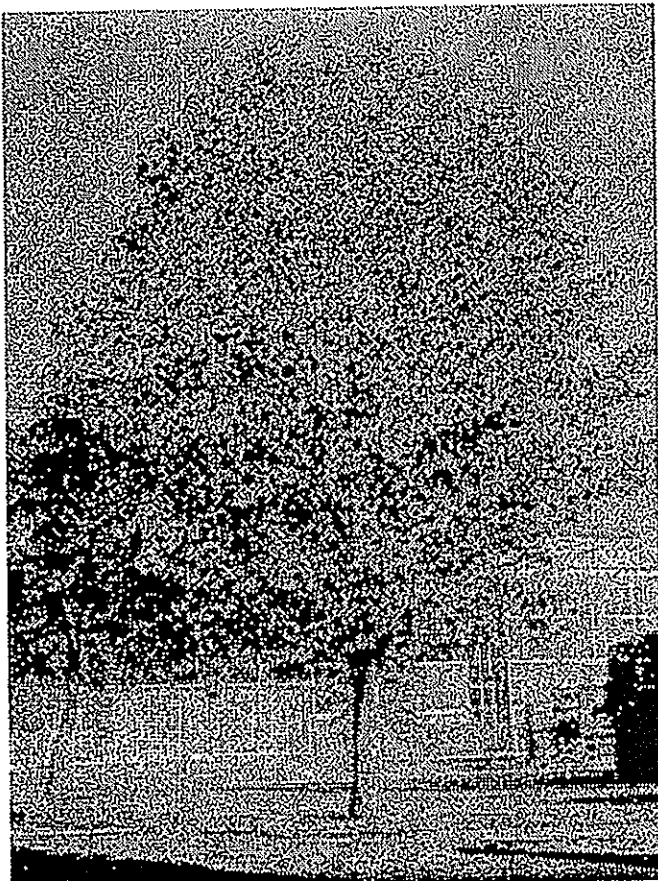
Red Maple



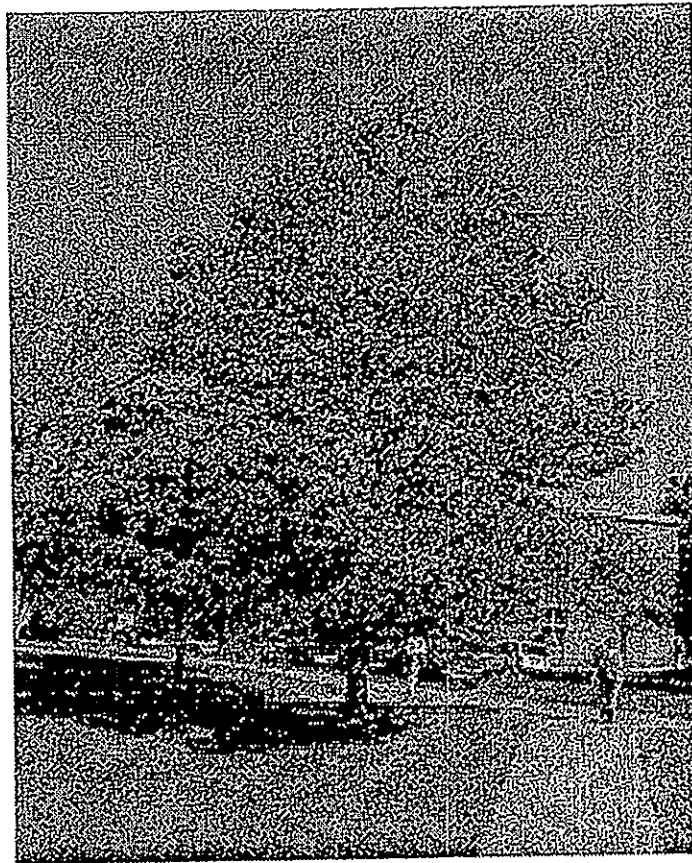
River Birch



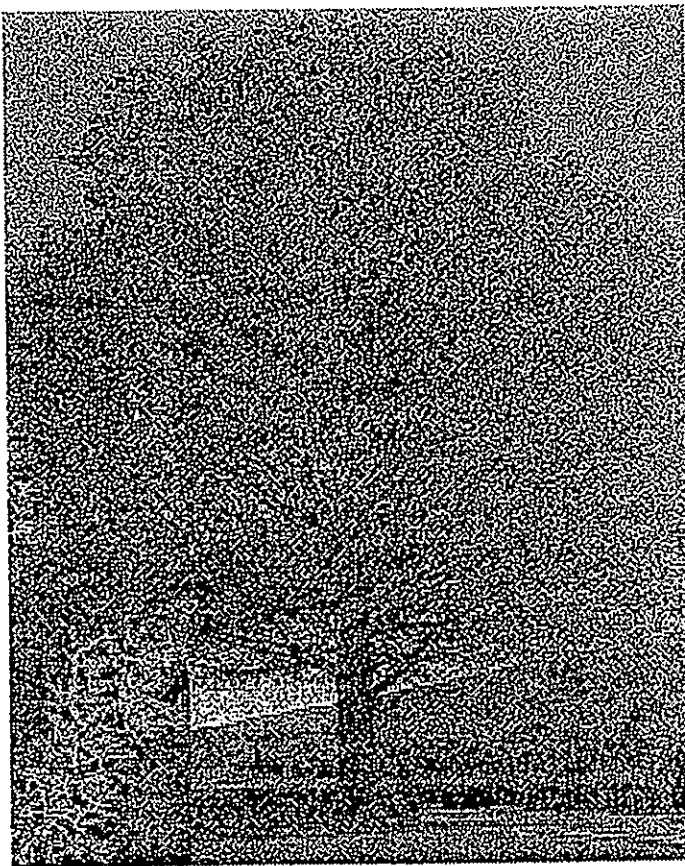
Sweet Gum



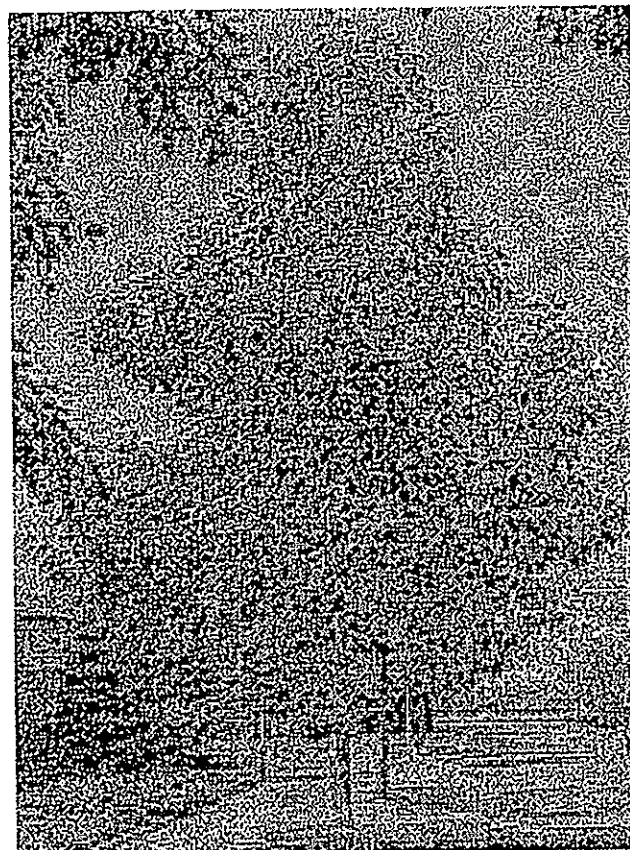
Black Gum



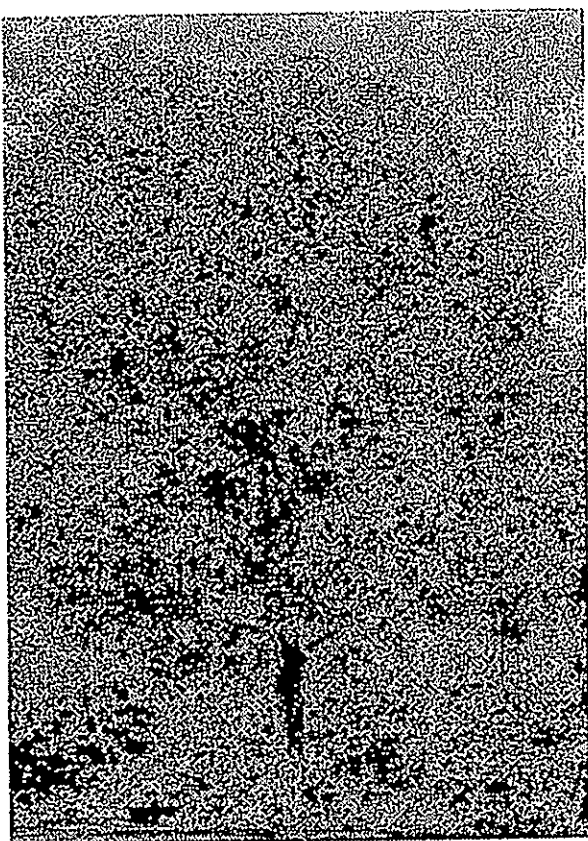
London Plane



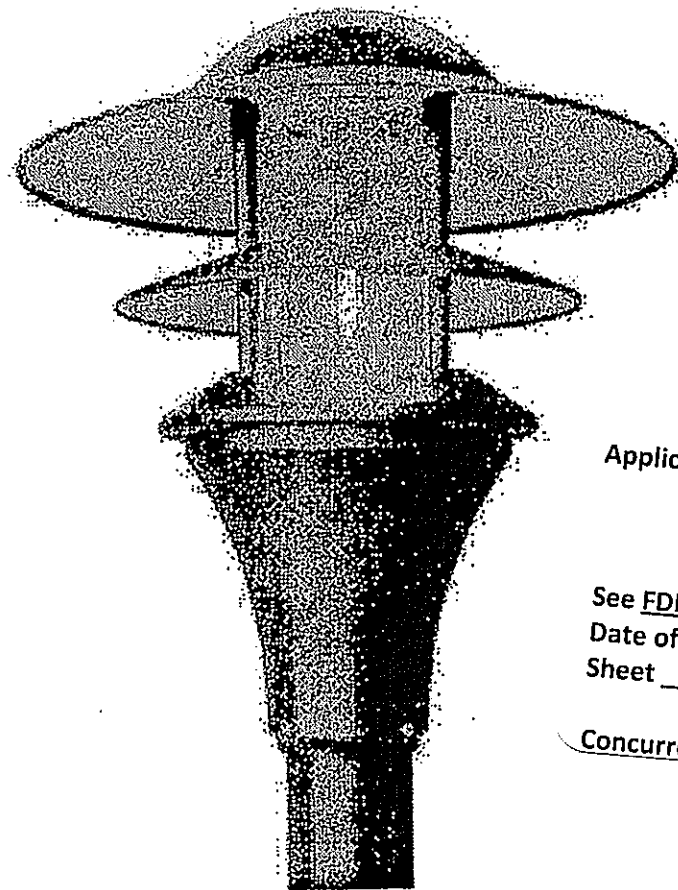
Willow Oak



Red Oak

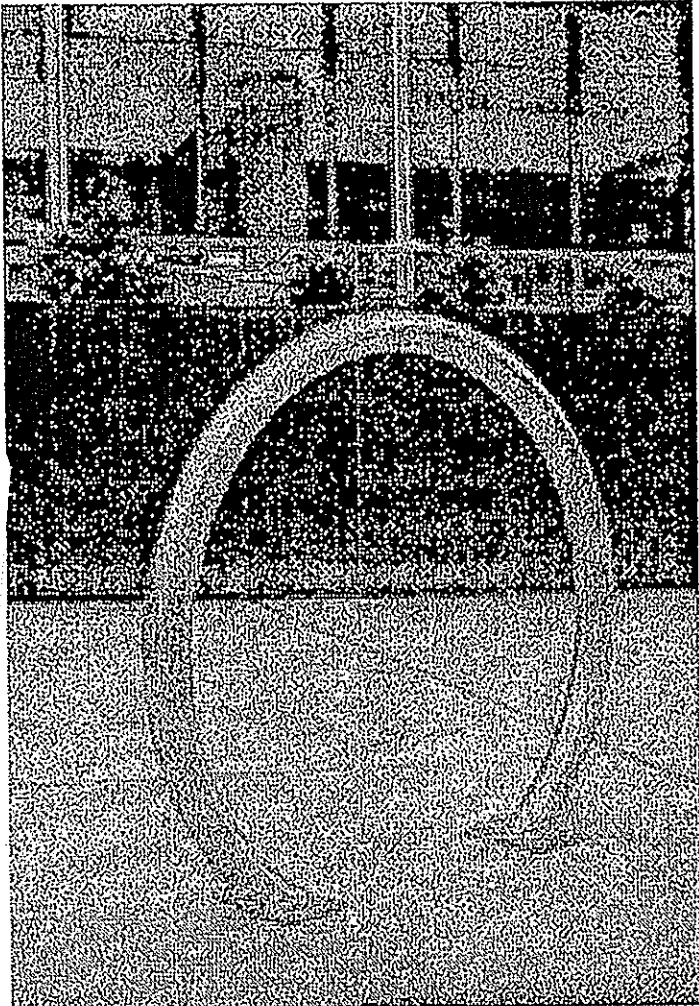


Chinese Elm



Pedestrian Street Lamp

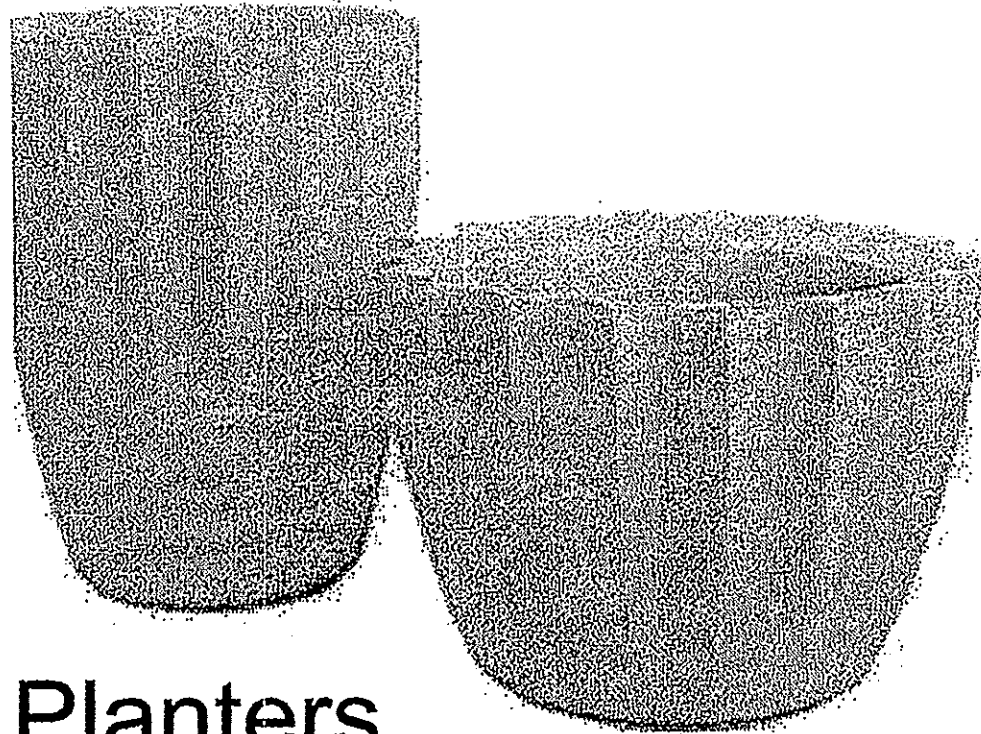
Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOSK)(PC) Approval Jan 13, 2011
Sheet 46 of 59
Concurrent w/ PCA 2005-PR-041



Bike Rack



Moveable Tables and Chairs



Planters

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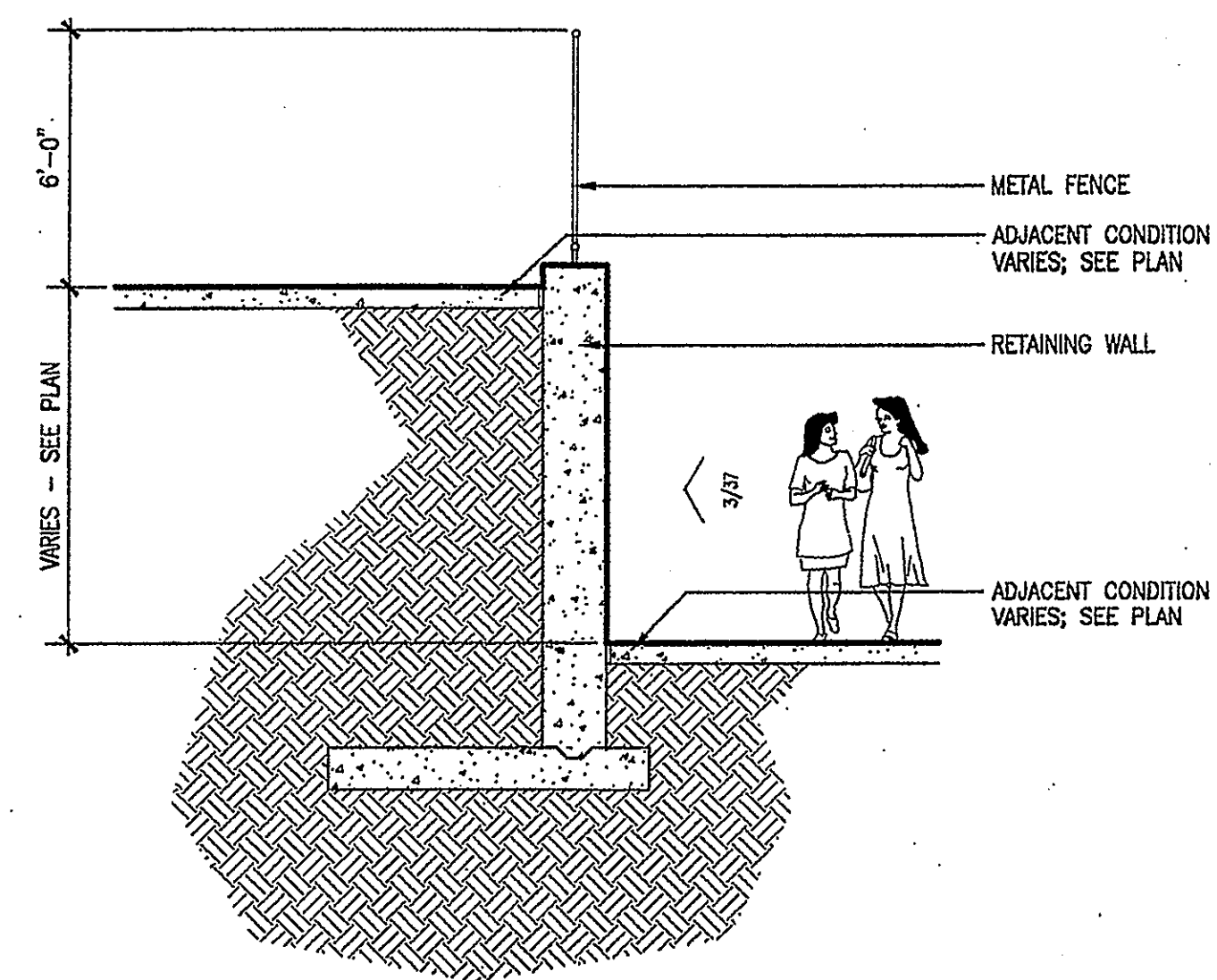
Note:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. Tree selection is for illustrative purposes. Plant schedule will be submitted as part of Landscape Plan at Site Plan submission.

17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
12	08/23/2010	CDP / FDP Revision
11	06/10/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
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5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
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2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision
No.	Date	Item

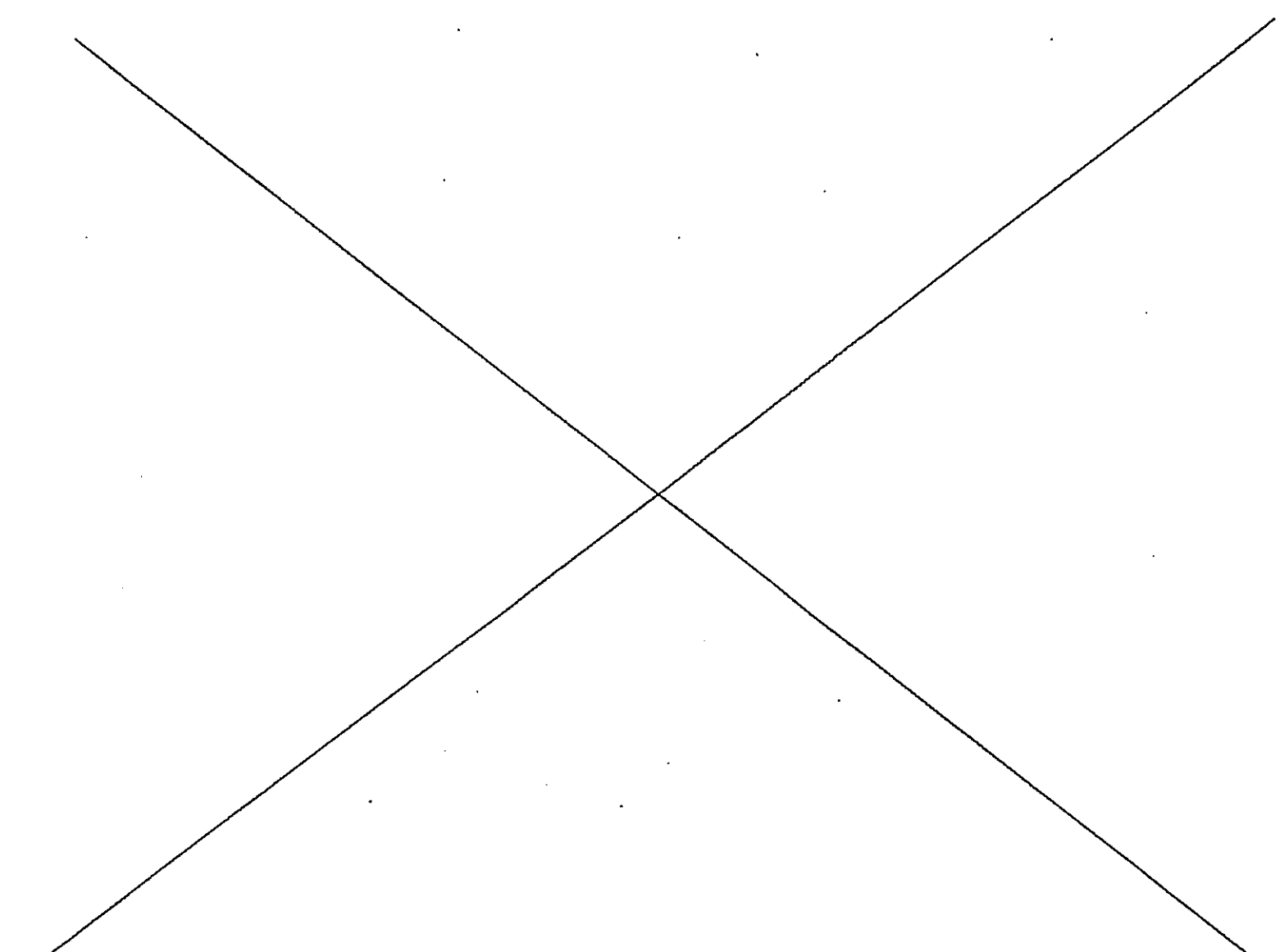
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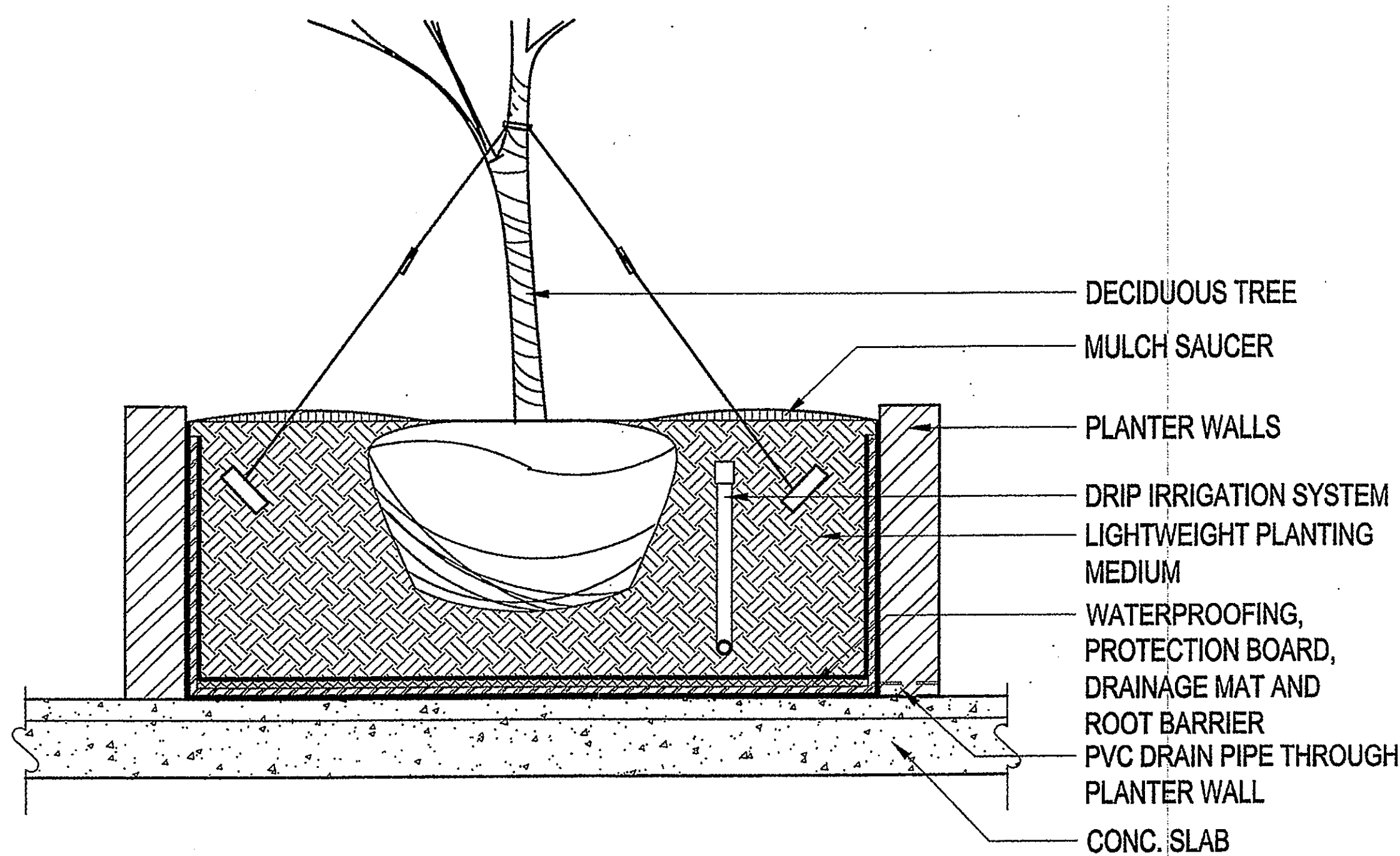
LANDSCAPE ELEMENTS
Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



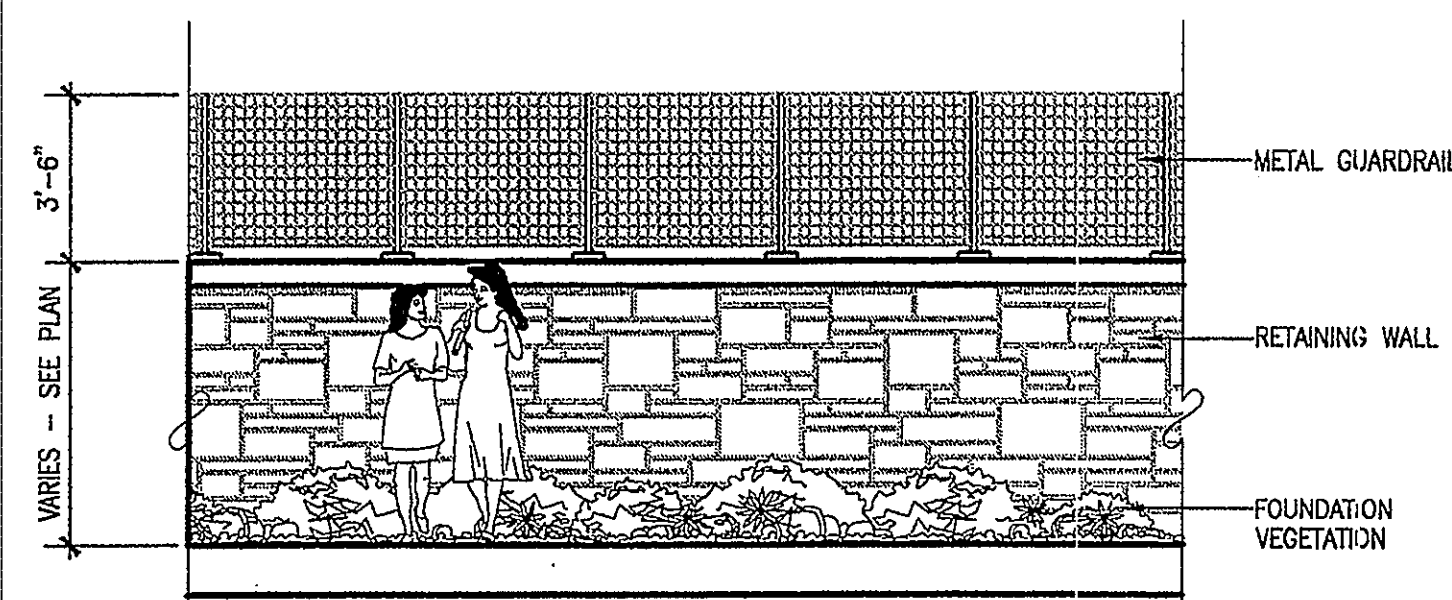
1 RETAINING WALL DETAIL-SECTION
1/4" = 1'-0" REF:



2 NOT USED
1/4" = 1'-0" REF:



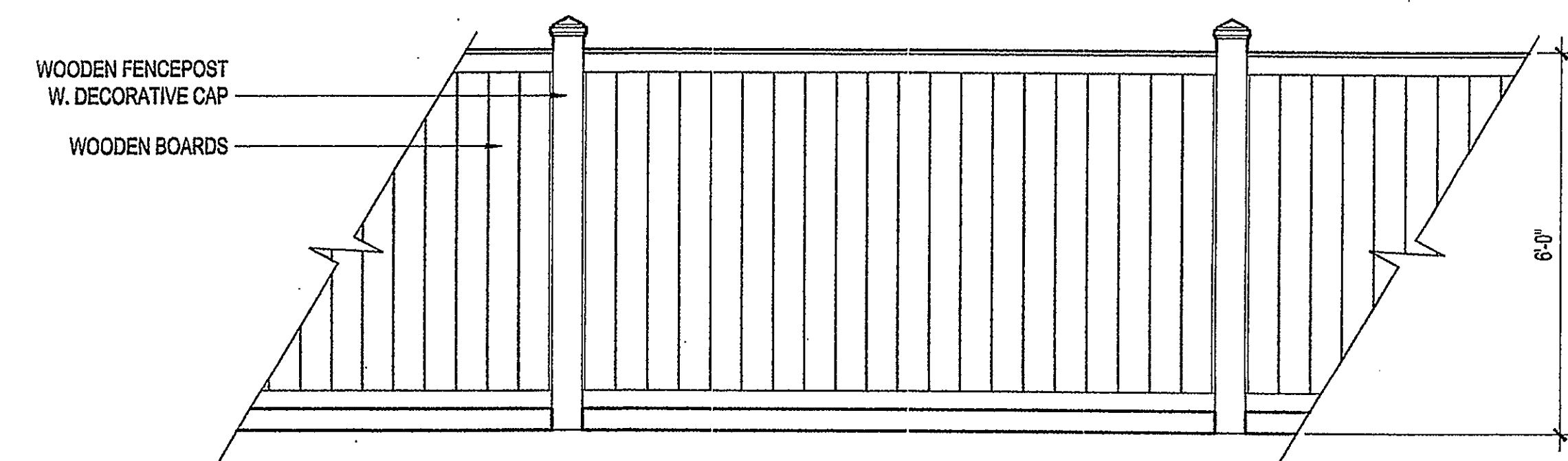
4 TREE ON SLAB DETAIL
3/4" = 1'-0" REF:



3 RETAINING WALL DETAIL-ELEVATION
1/4" = 1'-0" REF:

Application No. FDPA 2005-PR-041 Staff W/O
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
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5 SCREEN FENCE - ELEVATION
1/2" = 1'-0" REF:

MERRIFIELD TOWN CENTER FAIRFAX COUNTY, VIRGINIA

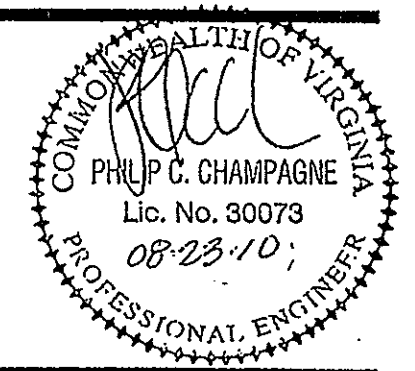
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12	08/23/2010	CDP / FDP Revision
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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision
No.	Date	Item

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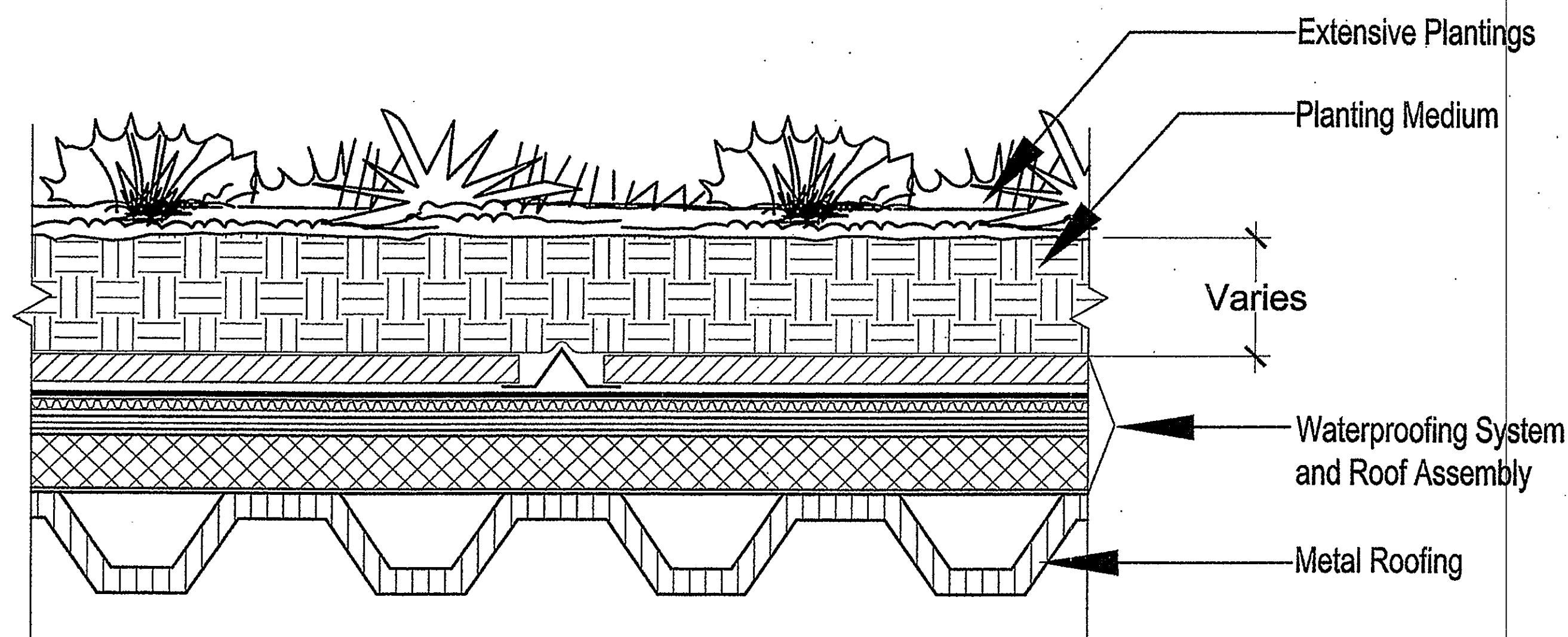
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**LANDSCAPE
ELEMENTS**

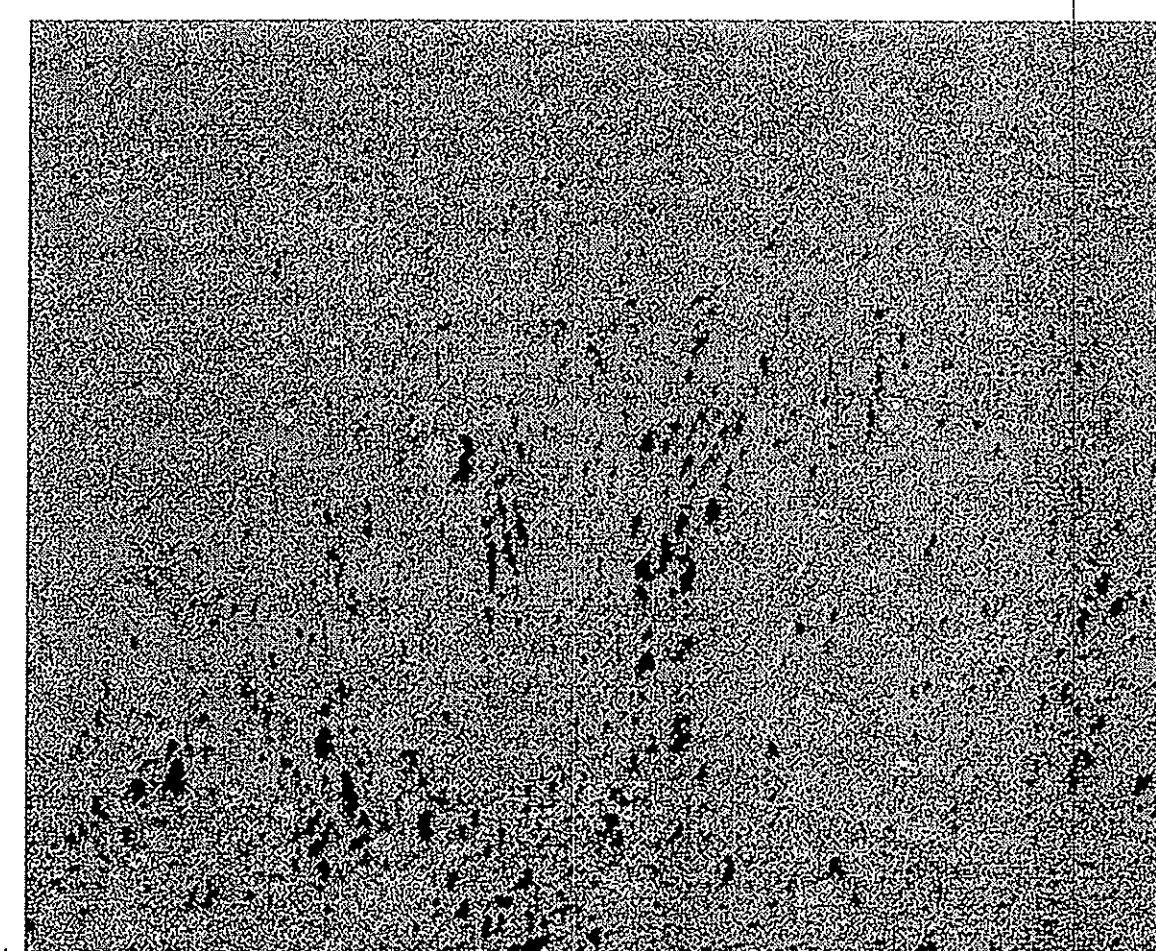
Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007



1 TYPICAL SECTION -
EXTENSIVE GREEN ROOF
N.T.S. REF:



3 PLANT MATERIAL EXAMPLE:
SEDUM SPURIUM 'JOHN CREECH'
N.T.S. REF:



4 PLANT MATERIAL EXAMPLE:
PETRORHAGIA SAXIFRAGA
N.T.S. REF:

Note:

1 See sheets 12 - 14 of CDP / FDP application for roof location.

2 Applicant shall provide green roof of approximately 20,000 SF in accordance with the typical sections shown on this sheet, provided that incremental costs associated with such green roof do not exceed \$300,000. If costs are anticipated to exceed the foregoing estimated cost, then, subject to approval by the County, which approval shall not be unreasonably withheld, the scope of improvements may be modified and/or value engineered by Applicant in order to meet the cost parameter set forth above. Incremental costs include items such as increased structural support, drainage requirements, waterproofing, etc.

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Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
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Concurrent w/ PCA 2005-PR-041

TYPE	CONTAINER	NOTES
EXTENSIVE PLANTS		
PETRORHAGIA SAXIFRAGA	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM ALBUM 'MURALE'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM FLORIFERUM 'WEIHENSTEPHANER GOLD'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM RUPESTRE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SEXANGULARE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'FULDAGLUT'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'JOHN CREECH'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'WHITE FORM'	PRE-EST. CUTTINGS	FULLY ROOTED

Note: For informational purposes only. Exact plant schedule to be determined.

6 SAMPLE ROOFTOP PLANT SCHEDULE
REF:

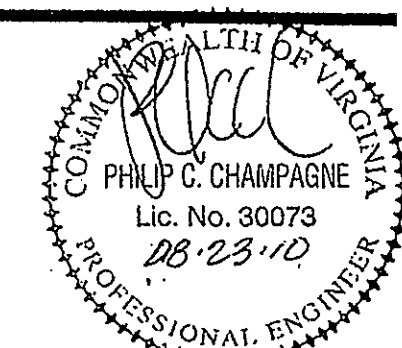
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13	10-11-2010	CDP / FDP Revision
12	08/23/2010	CDP / FDP Revision
11	06/10/2010	CDP/FDP Revision
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2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

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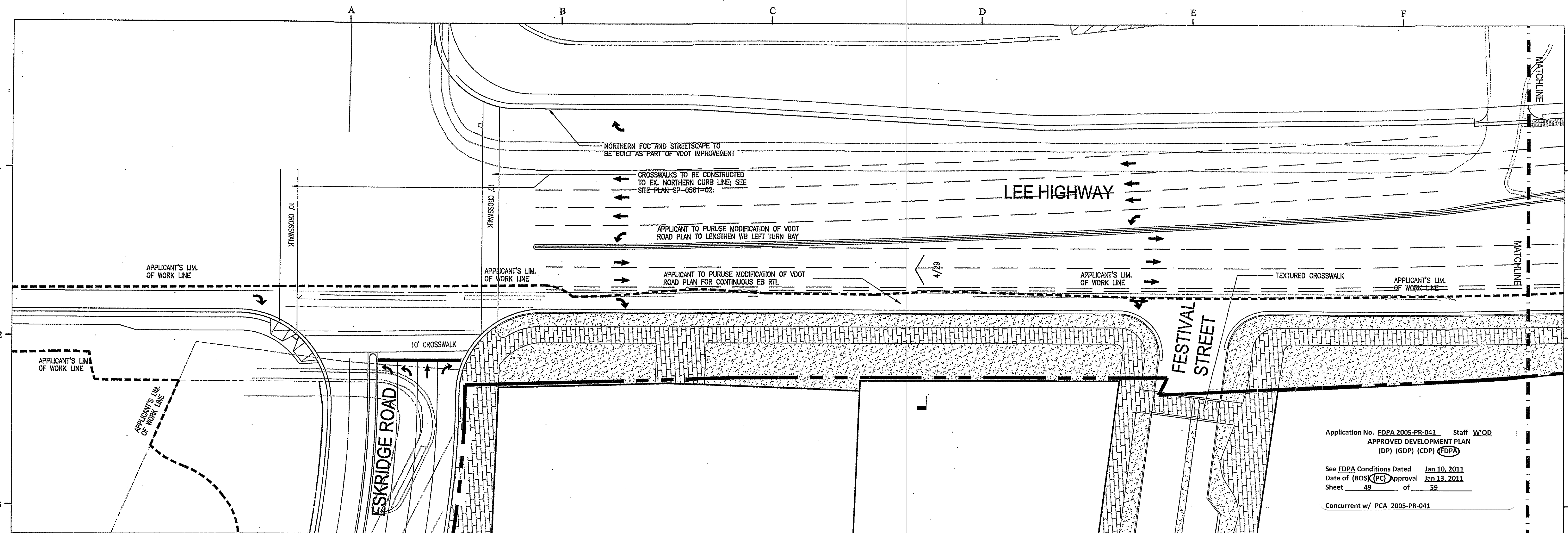
GREEN ROOF
DETAILS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

MERRIFIELD

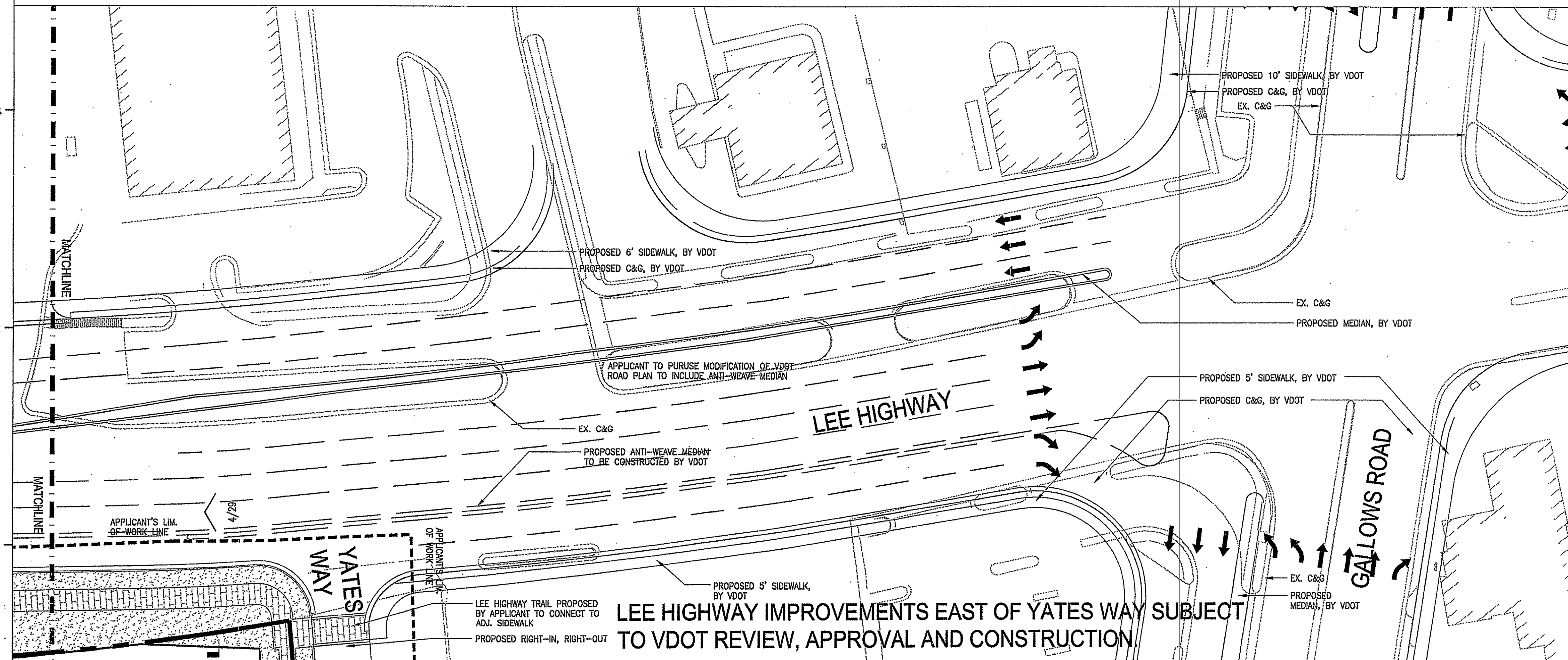
TOWN CENTER

FAIRFAX COUNTY, VIRGINIA



1 WEST END OF APPLICANT'S LEE HIGHWAY FRONTAGE REF: 1" = 30'

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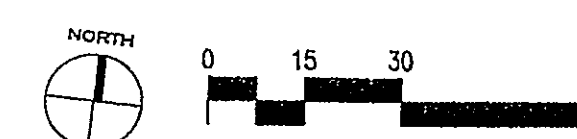
2 EAST END OF APPLICANT'S LEE HIGHWAY FRONTAGE REF: 1" = 30'



Key Plan

Notes:

1. This exhibit is for illustrative purposes only, and depicts improvements to Eskridge Road, Lee Highway and Gallows Road. Applicant's proposed improvements are indicated.
2. For proposed streetscape improvements to Eskridge Road, see Site Plan SP-0561-02; for proposed improvements to Lee Highway, see plans for VDOT project #0029-029-119.
3. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
4. Exact type, design and location of all landscape improvements to be determined at final engineering and design.



17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
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FUTURE LEE HWY IMPROVEMENTS

Contract No. 200606101
Issue Date 12/07/2005
Last Revision 10/01/2007

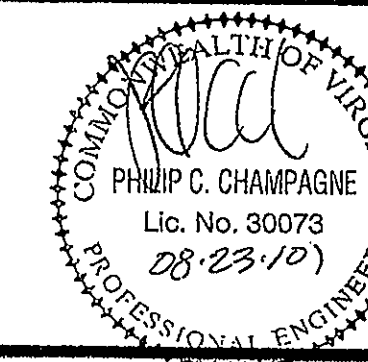
See FDPA Conditions Dated Jan 10, 201
Date of (BOS) (PC) Approval Jan 13, 201
Sheet 50 of 59

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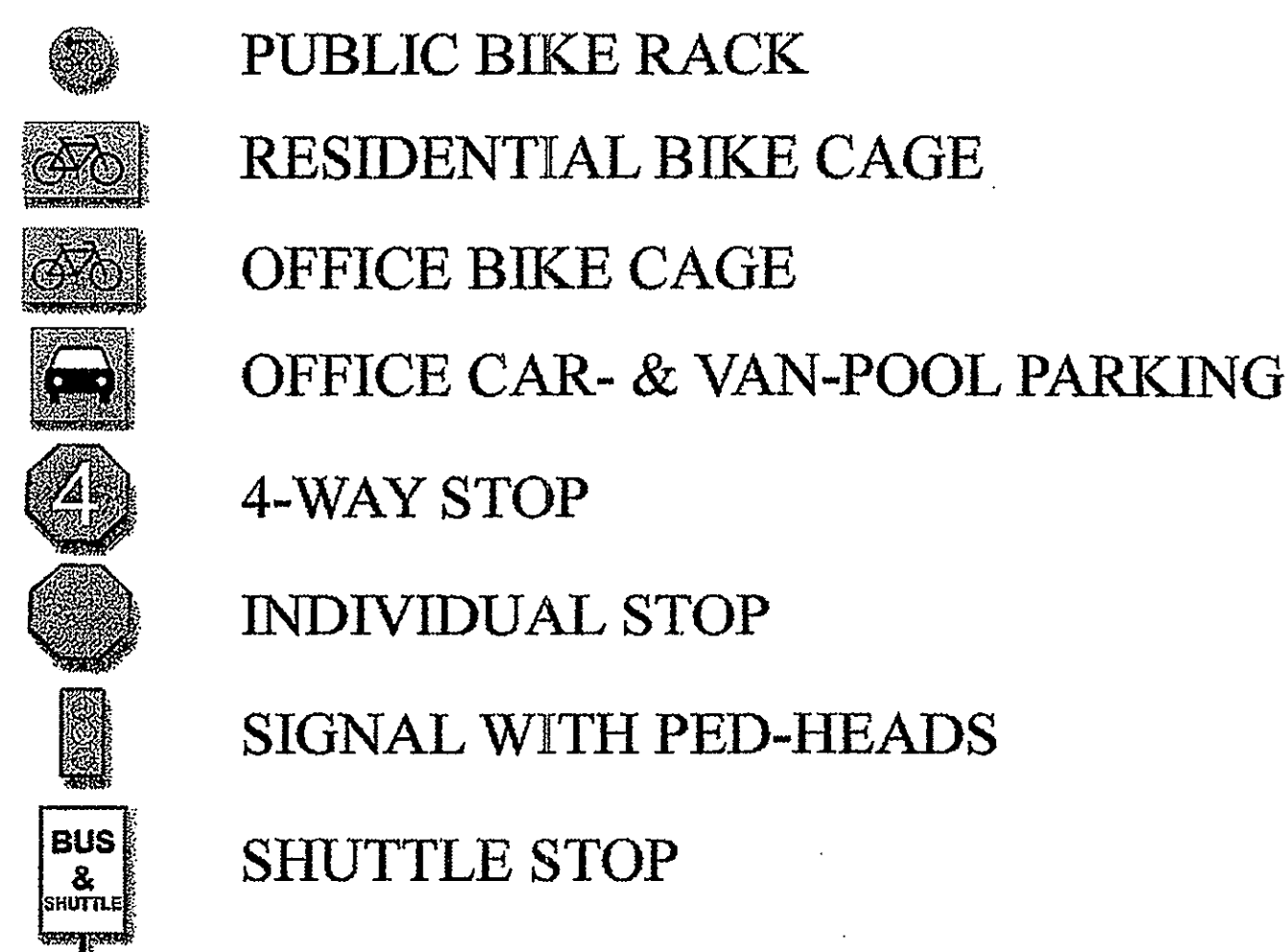
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	<u>10/01/2007</u>	CDP / FDP Revision
	No. Date	Item

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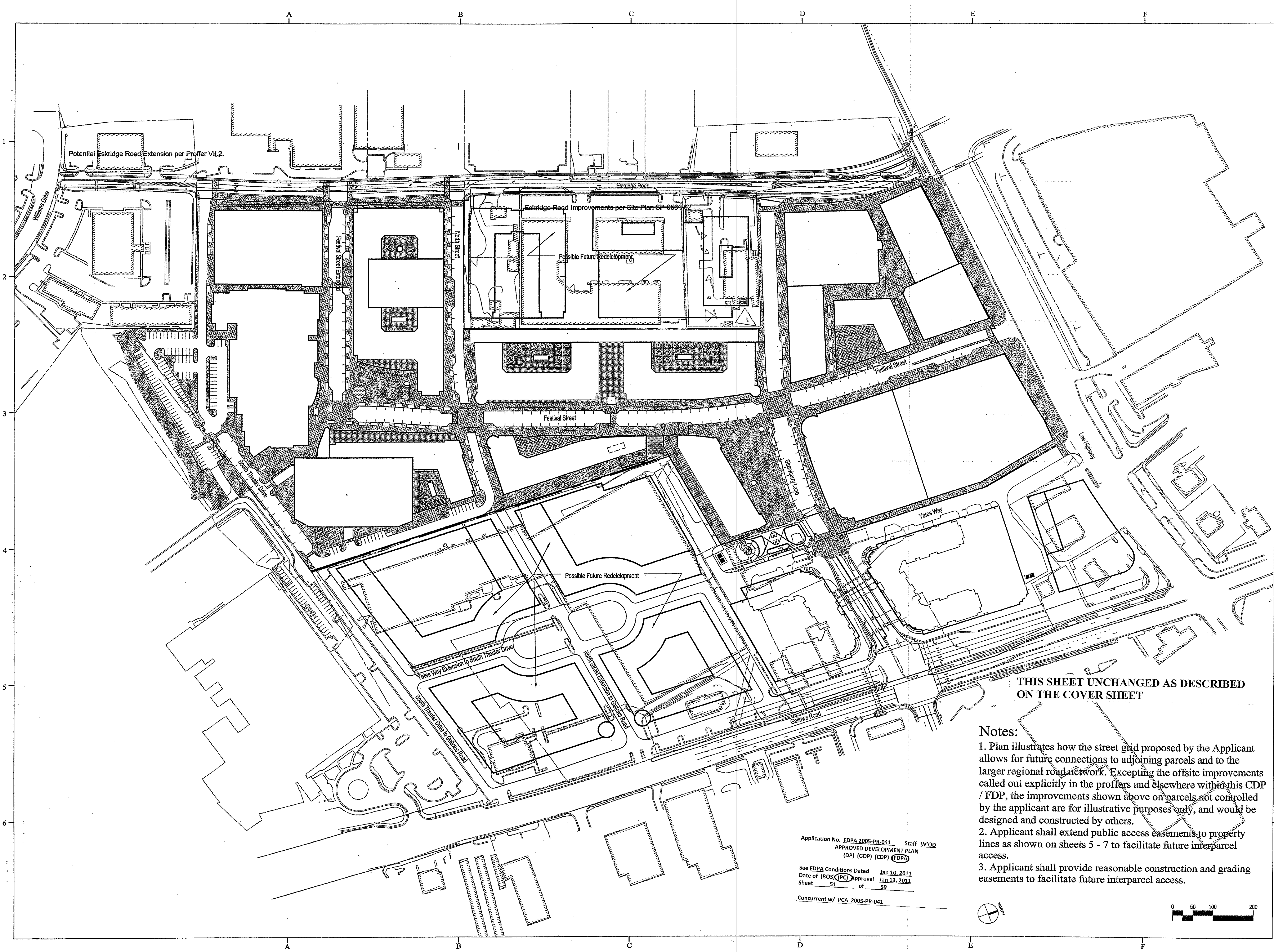
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



1. EXACT TYPE AND LOCATION OF ALL IMPROVEMENTS TO BE DETERMINED AT FINAL ENGINEERING AND DESIGN. SEE PROFFERS FOR BICYCLYE STORAGE / RACK QUANTITIES.
2. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS, AGREEMENTS AND PUBLIC APPROVALS.
3. EXACT SHUTTLE ROUTES TO BE ESTABLISHED AS PART OF FUTURE TDM PROGRAM.

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TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	12-17-2010	CDP/FDP Revision
15	12-03-2010	CDP/FDP Revision
14	11-05-2010	CDP/FDP Revision
13	10-11-2010	CDP / FDP Revision
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2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

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PROFESSIONAL ENGINEER

FUTURE ROAD NETWORK PLAN	
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

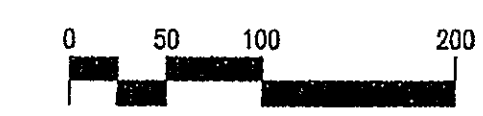
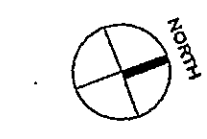
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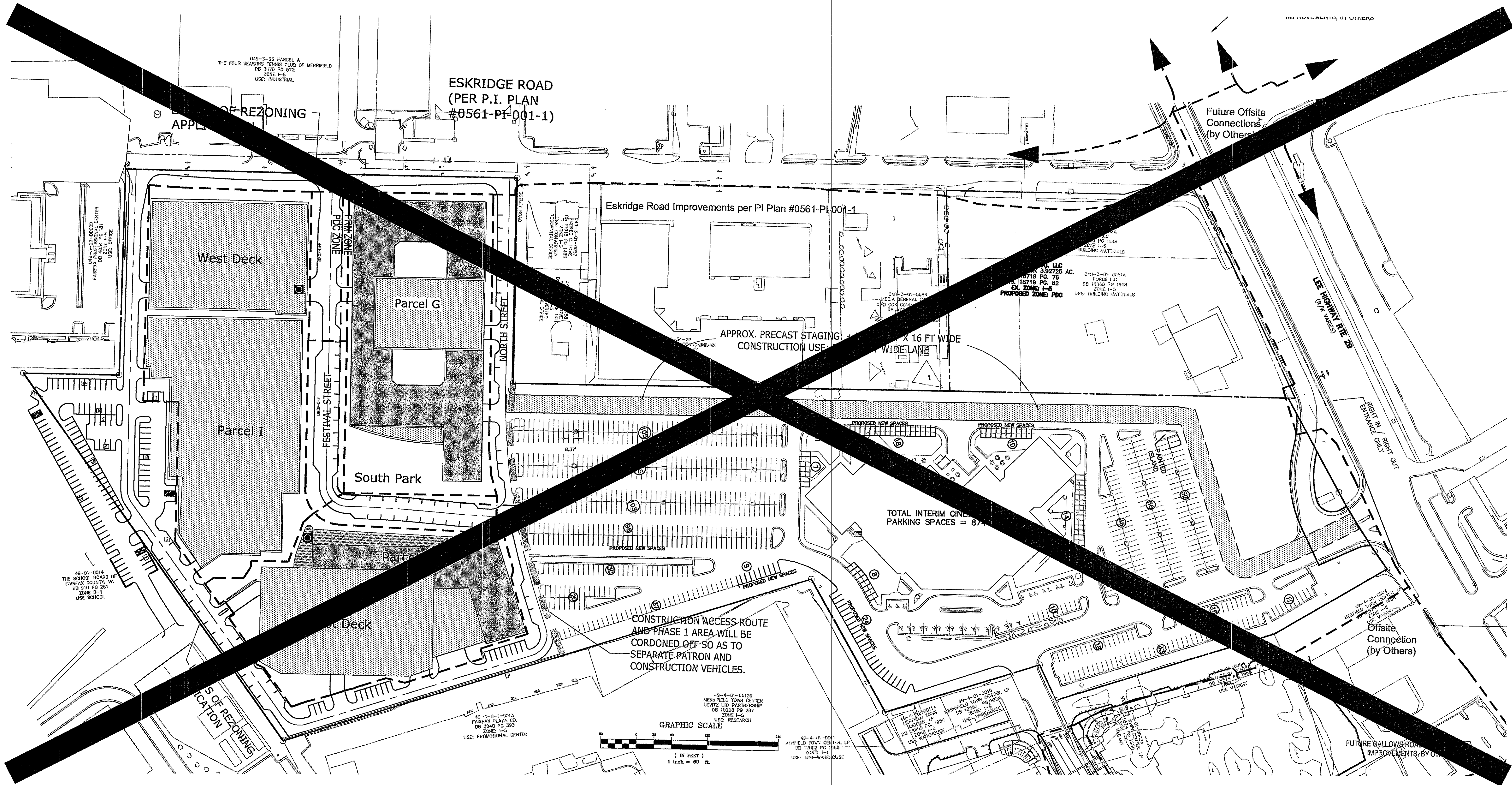
- Notes:
- Plan illustrates how the street grid proposed by the Applicant allows for future connections to adjoining parcels and to the larger regional road network. Excepting the offsite improvements called out explicitly in the proffers and elsewhere within this CDP / FDP, the improvements shown above on parcels not controlled by the applicant are for illustrative purposes only, and would be designed and constructed by others.
 - Applicant shall extend public access easements to property lines as shown on sheets 5 - 7 to facilitate future interparcel access.
 - Applicant shall provide reasonable construction and grading easements to facilitate future interparcel access.

Application No. FDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 51 of 59

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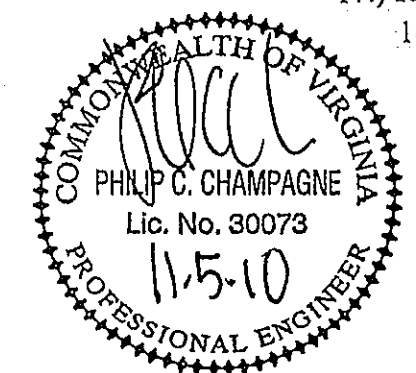


LEGEND

- DENOTES SIDEWALK / PEDESTRIAN PATHWAY
- DENOTES VERTICAL PEDESTRIAN CIRCULATION

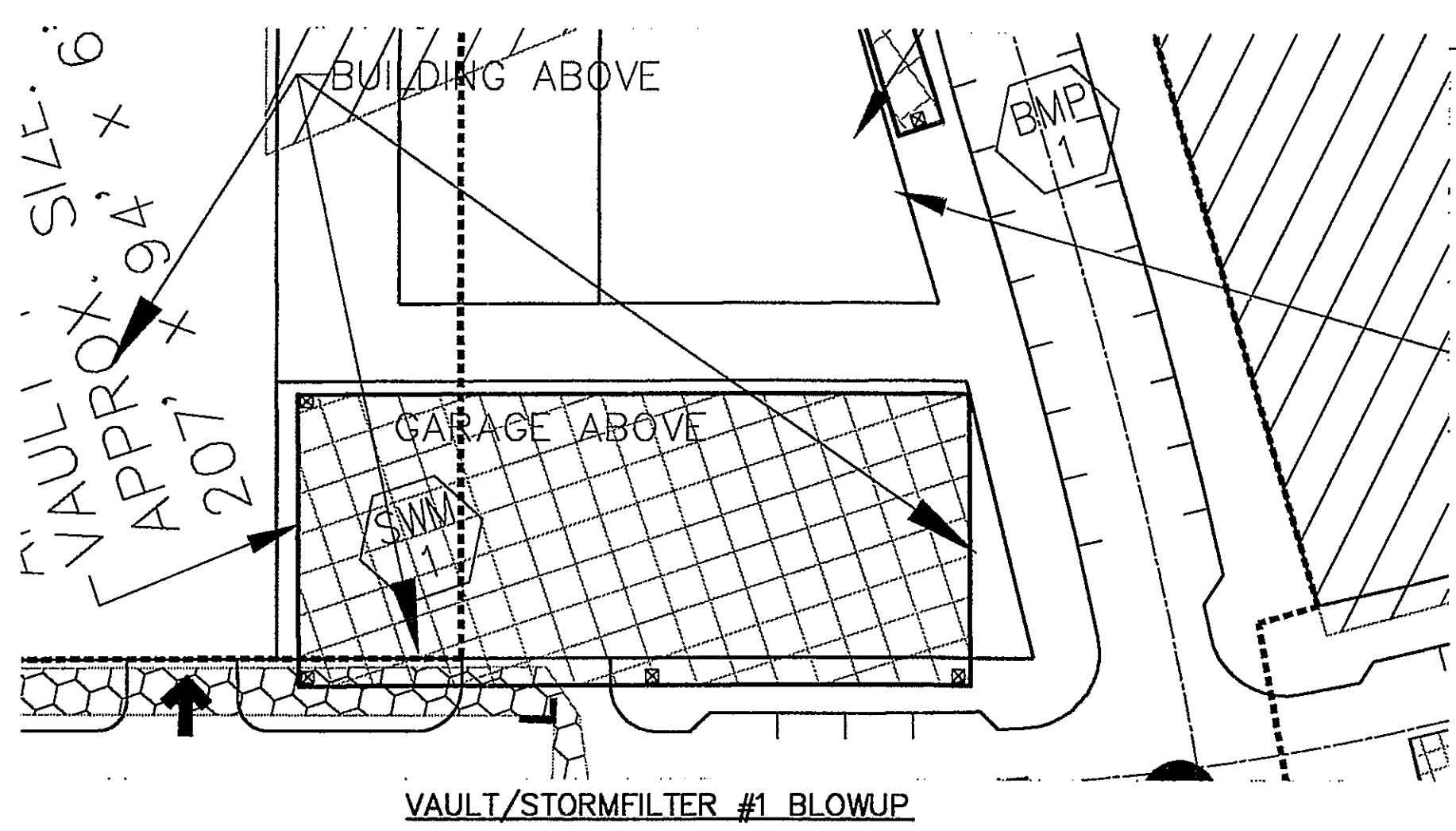
INTERIM PARKING TO BE
IN ACCORDANCE WITH
PROFFERS.

Application No. FOPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FOPA)
See FOPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 52 of 59
Concurrent w/ PCA 2005-PR-041

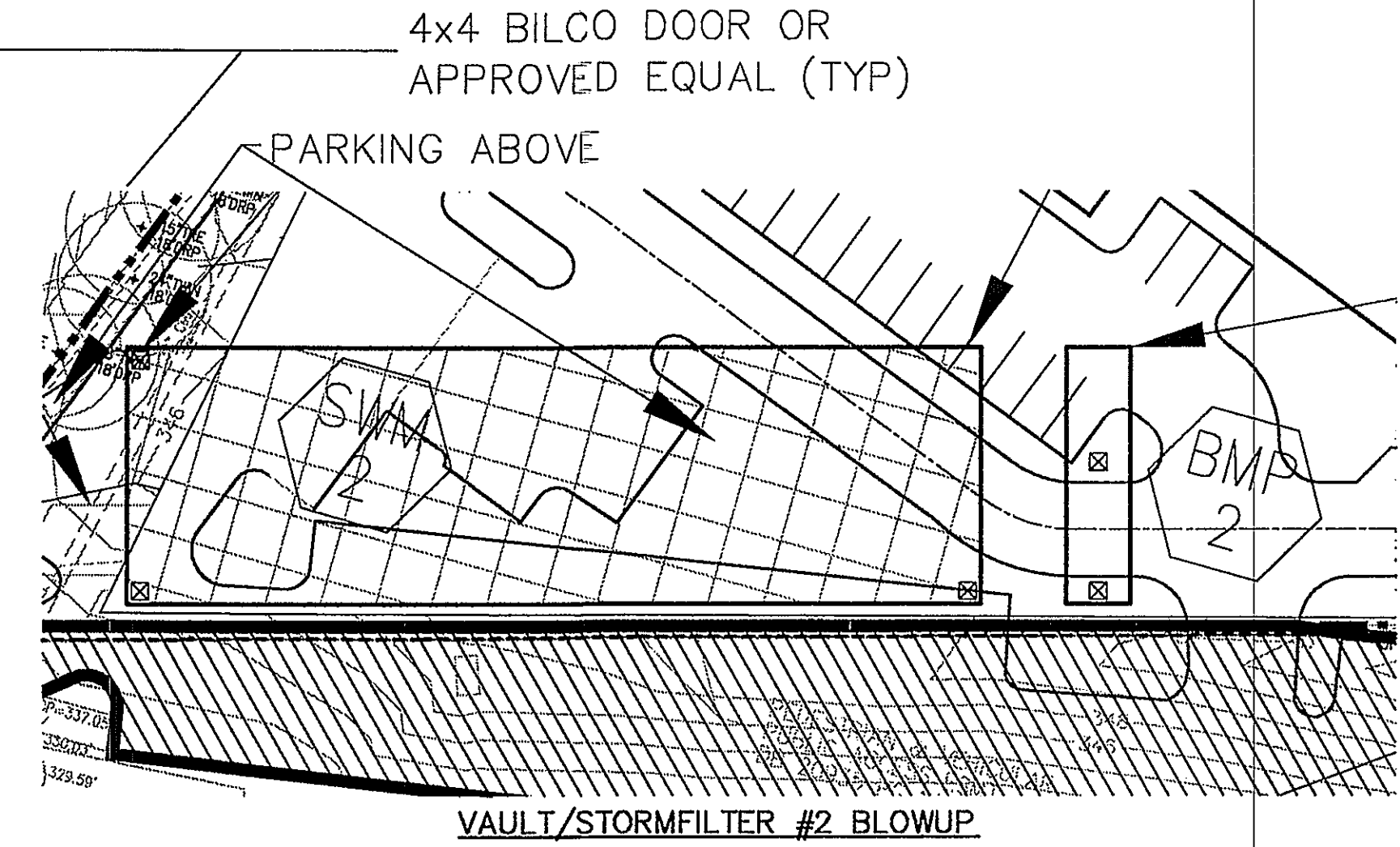


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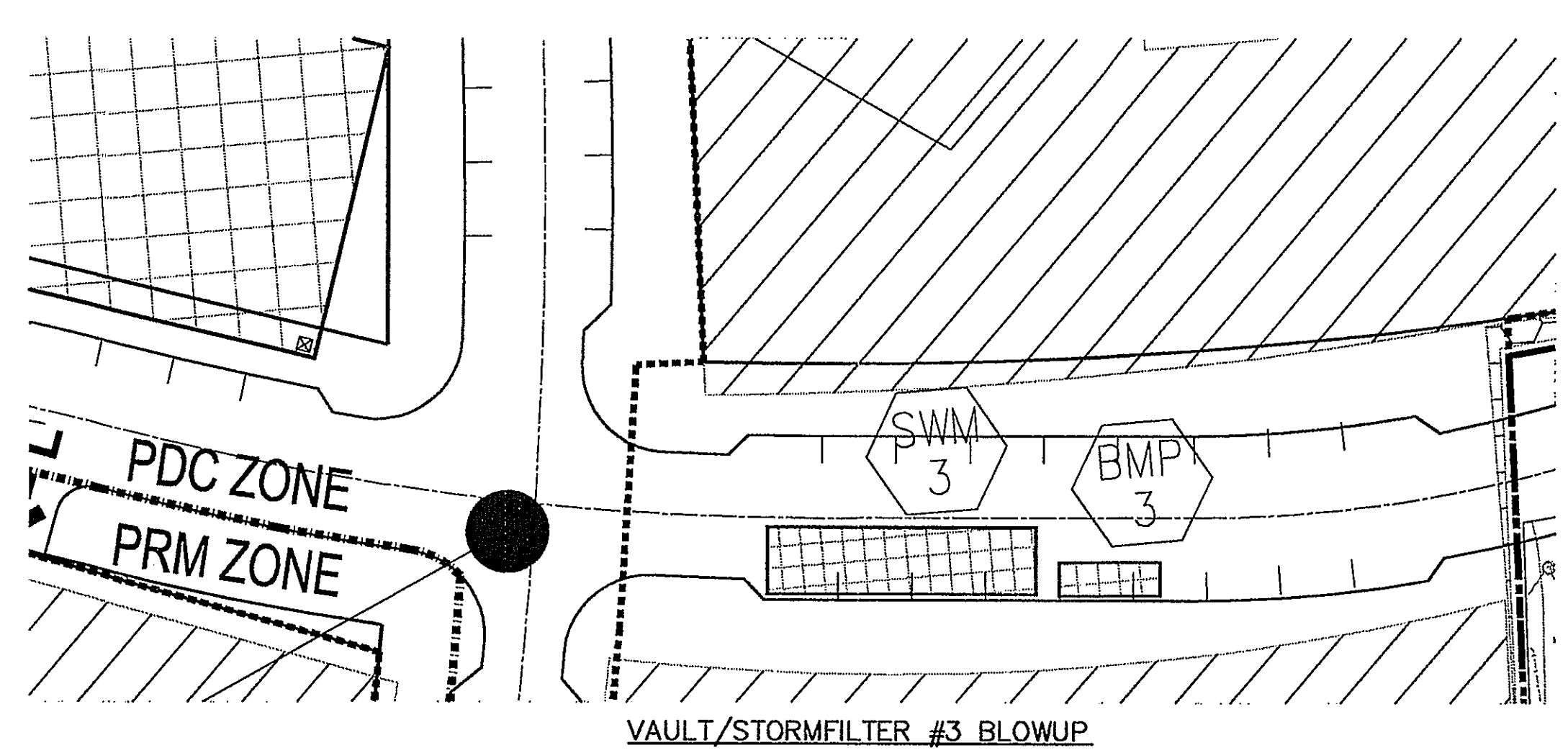
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2.)	REVISED 4/27/06
3.)	REVISED 10/02/06
4.)	REVISED 11/06/06
5.)	REVISED 12/15/2006
6.)	REVISED 01/12/07
7.)	REVISED 3/8/07
8.)	REVISED 6/1/07
9.)	REVISED 7/16/07
10.)	REVISED 8/22/07
11.)	REVISED 10/1/07
12.)	REVISED 6/08/10
13.)	REVISED 8/23/10
14.)	REVISED 10/11/10
15.)	REVISED 11/5/10
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JFA	RNC
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PROJECT/FILE NO. 6575	
SHEET NO. 42 OF 48	



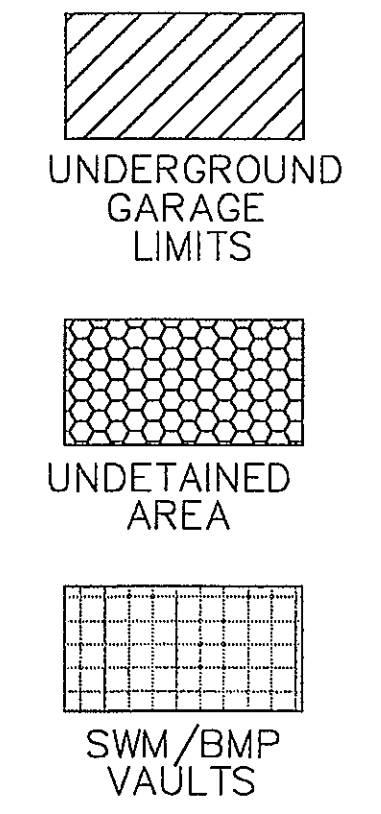
VAULT/STORMFILTER #1 BLOWUP



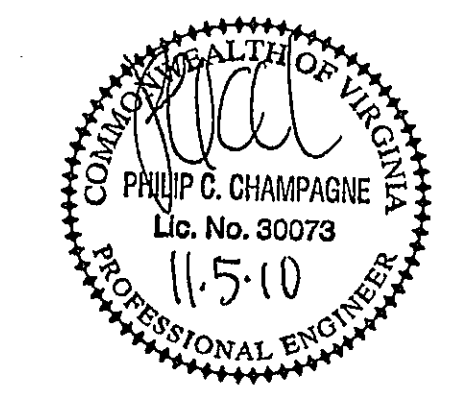
VAULT/STORMFILTER #2 BLOWUP



VAULT/STORMFILTER #3 BLOWUP

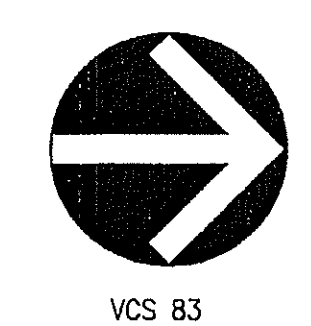


Application No. FDPA 2005-PR-041 Staff W/OD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDPA)
 See FDPA Conditions Dated Jan 10, 2011
 Date of (BOS)(PC) Approval Jan 13, 2011
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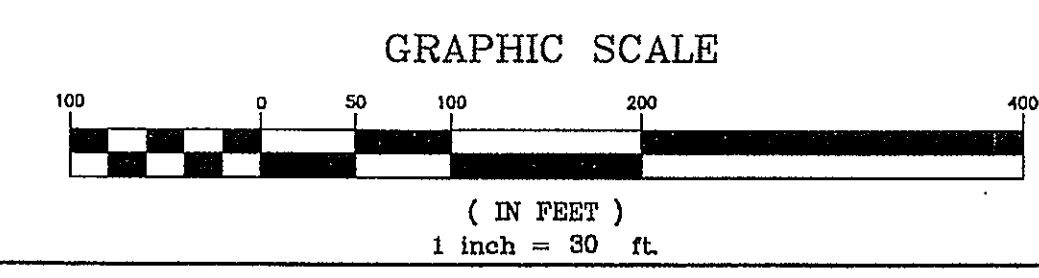


SWM VAULT DESIGN NOTE:
 ALL INFORMATION REGARDING STORM WATER MANAGEMENT STRUCTURES SHOWN IN THIS PLAN IS BASED ON ESTIMATED DRAINAGE DIVIDES AND C-FACTORS SHOWN IN THE REZONING APPLICATION. AT THE TIME OF FINAL ENGINEERING, THESE STORM WATER MANAGEMENT STRUCTURES ARE SUBJECT TO CHANGE PER ANY MODIFICATIONS MADE DURING FINAL ENGINEERING THAT WOULD REQUIRE ADJUSTMENTS TO THE STORM WATER MANAGEMENT STRUCTURES.

BMP NOTE:
 THE APPLICANT COMMITS TO A PHOSPHOROUS REMOVAL OF 40% (WHICH EXCEEDS REDEVELOPMENT REQUIREMENTS).



VCS 83



17.) REV. 12-7-2010
 16.) 12-03-2010

RZ-2005-PR-041
 MERRIFIELD TOWN CENTER
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SWM MAP AND COMPUTATIONS

VIKA REVISIONS		
1.)	REVISED	4/7/06
2.)	REVISED	4/27/06
3.)	REVISED	10/02/06
4.)	REVISED	11/06/06
5.)	REVISED	12/15/2006
6.)	REVISED	01/12/07
7.)	REVISED	3/8/07
8.)	REVISED	6/1/07
9.)	REVISED	7/16/07
10.)	REVISED	8/22/07
11.)	REVISED	10/1/07
12.)	REVISED	6/08/10
13.)	REVISED	8/23/10
14.)	REVISED	10/11/10
15.)	REVISED	11/5/10
DATE: OCT 2006		
DES.	SEC	DWN.
SCALE: 1"=100'		
PROJECT/FILE NO. 6575		
SHEET NO. 43 OF 48		

SOUTHERN VAULT 2-YR ROUTING (BUILDOUT)						
EVENT	HYDROGRAPH	BASIN	STORAGE	WATER	BASIN	OUTFLOW
TIME	INFLOW	INFLOW	USED	SUR. ELEV.	OUTFLOW	TOTAL
(HRS)	(CFS)	(CFS)	(AC-FT)	(FT)	(CFS)	(CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	78.09	78.09	0.27	331.21	0.10	0.10
0.17	50.29	50.29	0.71	332.82	0.16	0.16
0.25	37.26	37.26	1.00	333.90	2.26	2.26
0.33	29.80	29.80	1.18	334.53	13.90	13.90
0.42	24.65	24.65	1.25	334.78	20.28	20.28
0.50	20.92	20.92	1.26	334.82	21.70	21.70
0.58	18.34	18.34	1.25	334.78	20.53	20.53
0.67	15.76	15.76	1.23	334.72	18.71	18.71
0.75	14.33	14.33	1.21	334.65	16.99	16.99
0.83	12.75	12.75	1.19	334.59	15.38	15.38
0.92	11.75	11.75	1.18	334.53	13.91	13.91
1.00	10.80	10.80	1.16	334.48	12.63	12.63
1.08	9.74	9.74	1.15	334.43	11.48	11.48
1.17	8.88	8.88	1.14	334.39	10.47	10.47
1.25	8.02	8.02	1.13	334.35	9.52	9.52
1.33	7.02	7.02	1.12	334.31	8.59	8.59
1.42	6.16	6.16	1.11	334.28	7.65	7.65
1.50	5.30	5.30	1.10	334.24	6.85	6.85
1.58	4.44	4.44	1.09	334.20	6.28	6.28
1.67	3.58	3.58	1.07	334.15	5.63	5.63
1.75	2.72	2.72	1.06	334.10	4.92	4.92
1.83	1.72	1.72	1.04	334.04	4.14	4.14
1.92	0.86	0.86	1.02	333.98	3.33	3.33
2.00	0.00	0.00	1.01	333.92	2.49	2.49

STRAWBERRY VAULT 2-YR ROUTING (BUILDOUT)						
EVENT	HYDROGRAPH	BASIN	STORAGE	WATER	BASIN	OUTFLOW
TIME	INFLOW	INFLOW	USED	SUR. ELEV.	OUTFLOW	TOTAL
(HRS)	(CFS)	(CFS)	(AC-FT)	(FT)	(CFS)	(CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	34.69	34.69	0.09	339.53	8.15	8.15
0.17	22.34	22.34	0.21	342.83	13.48	13.48
0.25	16.55	16.55	0.25	343.76	14.63	14.63
0.33	13.24	13.24	0.25	343.80	14.68	14.68
0.42	10.95	10.95	0.24	343.40	14.19	14.19
0.50	9.29	9.29	0.21	342.76	13.39	13.39
0.58	8.15	8.15	0.18	342.04	12.42	12.42
0.67	7.00	7.00	0.15	341.08	10.99	10.99
0.75	6.37	6.37	0.13	340.44	9.90	9.90
0.83	5.67	5.67	0.10	339.86	8.83	8.83
0.92	5.22	5.22	0.09	339.37	7.78	7.78
1.00	4.71	4.71	0.07	338.94	6.77	6.77
1.08	4.33	4.33	0.06	338.45	5.38	5.38
1.17	3.95	3.95	0.05	338.29	4.74	4.74
1.25	3.56	3.56	0.05	338.17	4.25	4.25
1.33	3.12	3.12	0.04	338.05	3.80	3.80
1.42	2.74	2.74	0.04	337.95	3.23	3.23
1.50	2.36	2.36	0.04	337.87	2.71	2.71
1.58	1.97	1.97	0.03	337.82	2.29	2.29
1.67	1.59	1.59	0.03	337.76	1.90	1.90
1.75	1.21	1.21	0.03	337.71	1.52	1.52
1.83	0.76	0.76	0.03	337.65	1.11	1.11
1.92	0.38	0.38	0.02	337.59	0.71	0.71
2.00	0.00	0.00	0.02	337.53	0.46	0.46

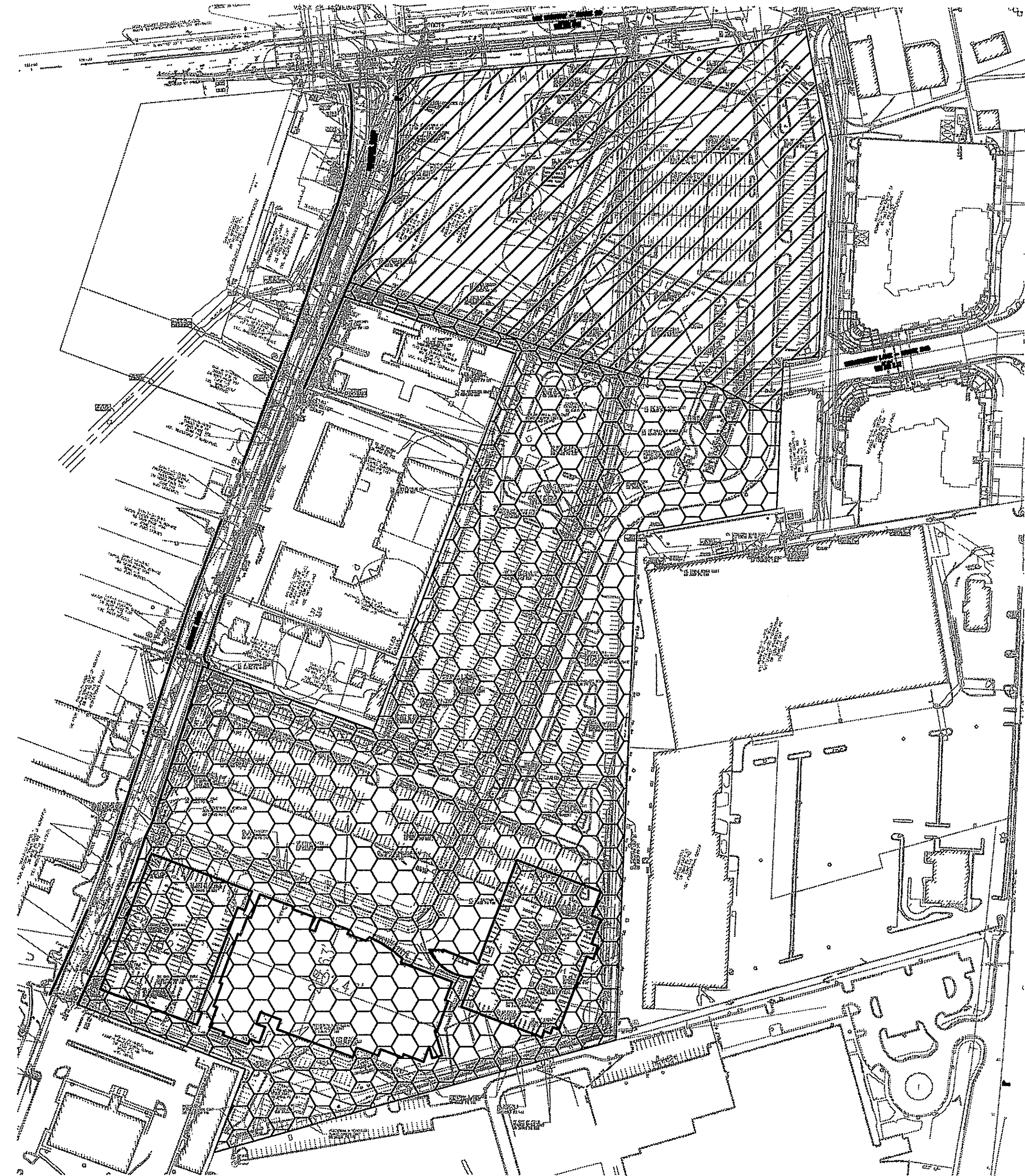
PARCEL 'A' VAULT 2-YR ROUTING (BUILDOUT)						
EVENT	HYDROGRAPH	BASIN	STORAGE	WATER	BASIN	OUTFLOW
TIME	INFLOW	INFLOW	USED	SUR. ELEV.	OUTFLOW	TOTAL
(HRS)	(CFS)	(CFS)	(AC-FT)	(FT)	(CFS)	(CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	54.89	54.89	0.19	332.77	0.82	0.82
0.17	35.35	35.35	0.49	333.91	1.60	1.60
0.25	26.18	26.18	0.69	334.67	1.95	1.95
0.33	20.95	20.95	0.84	335.21	2.17	2.17
0.42	17.32	17.32	0.95	335.66	2.33	2.33
0.50	14.70	14.70	1.05	336.02	2.46	2.46
0.58	12.89	12.89	1.12	336.31	2.56	2.56
0.67	11.08	11.08	1.19	336.56	2.64	2.64
0.75	10.07	10.07	1.24	336.76	2.70	2.70
0.83	8.96	8.96	1.29	336.93	2.75	2.75
0.92	8.26	8.26	1.33	337.07	2.79	2.79
1.00	7.45	7.45	1.36	337.20	2.83	2.83
1.08	6.85	6.85	1.39	337.32	2.86	2.86
1.17	6.24	6.24	1.42	337.41	2.89	2.89
1.25	5.64	5.64	1.44	337.49	2.91	2.91
1.33	4.93	4.93	1.46	337.56	2.93	2.93
1.42	4.33	4.33	1.47	337.60	2.95	2.95
1.50	3.73	3.73	1.48	337.63	2.95	2.95
1.58	3.12	3.12	1.48	337.64	2.96	2.96
1.67	2.52	2.52	1.48	337.64	2.96	2.96
1.75	1.91	1.91	1.47	337.62	2.95	2.95
1.83	1.21	1.21	1.46	337.58	2.94	2.94
1.92	0.60	0.60	1.45	337.53	2.92	2.92
2.00	0.00	0.00	1.43	337.46	2.90	2.90

SOUTHERN VAULT 10-YR ROUTING (BUILDOUT)						
EVENT	HYDROGRAPH	BASIN	STORAGE	WATER	BASIN	OUTFLOW
TIME	INFLOW	INFLOW	USED	SUR. ELEV.	OUTFLOW	TOTAL
(HRS)	(CFS)	(CFS)	(AC-FT)	(FT)	(CFS)	(CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	104.17	104.17	0.36	331.55	0.12	0.12
0.17	67.06	67.06	0.95	333.70	0.19	0.19
0.25	49.58	49.58	1.27	334.85	22.76	22.76
0.33	39.69	39.69	1.38	335.24	35.16	35.16
0.42	32.81	32.81	1.38	335.26	35.81	35.81
0.50	27.80	27.80	1.36	335.16	32.66	32.66
0.58	24.07	24.07	1.32	335.04	28.85	28.85
0.67	21.06	21.06	1.29	334.93	25.29	25.29
0.75	18.77	18.77	1.27	334.84	22.24	22.24
0.83	16.91	16.91	1.24	334.76	19.75	19.75
0.92	15.48	15.48	1.22	334.69	18.03	18.03
1.00	14.19	14.19	1.21	334.63	16.53	16.53
1.08	13.04	13.04	1.19	334.58	15.17	15.17
1.17	11.89	11.89	1.18	334.53	13.90	13.90
1.25	10.60	10.60	1.16	334.48	12.66	12.66
1.33	9.46	9.46	1.15	334.43	11.43	11.43
1.42	8.31	8.31	1.14	334.38	10.24	10.24
1.50	7.16	7.16	1.12	334.33	9.07	9.07
1.58	5.87	5.87	1.11	334.29	7.87	7.87
1.67	4.73	4.73	1.10	334.24	6.80	6.80
1.75	3.58	3.58	1.08	334.18	6.04	6.04
1.83	2.44	2.44	1.06	334.12	5.17	5.17
1.92	1.15	1.15	1.04	334.04	4.20	4.20
2.00	0.00	0.00	1.02	333.97	3.16	3.16

STRAWBERRY VAULT 10-YR ROUTING (BUILDOUT)						
EVENT	HYDROGRAPH	BASIN	STORAGE	WATER	BASIN	OUTFLOW
TIME	INFLOW	INFLOW	USED	SUR. ELEV.	OUTFLOW	TOTAL
(HRS)	(CFS)	(CFS)	(AC-FT)	(FT)	(CFS)	(CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	46.28	46.28	0.13	340.39	9.82	9.82
0.17	29.79	29.79	0.29	344.82	19.54	19.54
0.25	22.03	22.03	0.32	345.80	21.90	21.90
0.33	17.63	17.63	0.31	345.45	21.90	21.90
0.42	14.58	14.58	0.28	344.66	17.48	17.48
0.50	12.35	12.35	0.26	344.10	15.03	15.03
0.58	10.69	10.69	0.24	343.55	14.38	14.38
0.67	9.36	9.36	0.22	342.87	13.53	13.53
0.75	8.34	8.34	0.19	342.15	12.57	12.57
0.83	7.51	7.51	0.16	341.22	11.20	11.20
0.92	6.88	6.88	0.14	340.61	10.21	10.21
1.00	6.30	6.30	0.11	340.07	9.25	9.25
1.08	5.79	5.79	0.09	339.60	8.30	8.30
1.17	5.28	5.28	0.08	339.21	7.41	7.41
1.25	4.71	4.71	0.07	338.77	6.29	6.29
1.33	4.20	4.20	0.06	338.41	5.21	5.21
1.42	3.69	3.69	0.05	338.25	4.58	4.58
1.50	3.18	3.18	0.04	338.10	4.01	4.01
1.58	2.61	2.61	0.04	337.97	3.37	3.37
1.67	2.10	2.10	0.03	337.86	2.59	2.59
1.75	1.59	1.59	0.03	337.78	2.02	2.02
1.83	1.08	1.08	0.03	337.71	1.49	1.49
1.92	0.51	0.51	0.03	337.63	0.96	0.96
2.00	0.00	0.00	0.02	337.55	0.54	0.54

PARCEL 'A' VAULT 10-YR ROUTING (BUILDOUT)						
EVENT	HYDROGRAPH	BASIN	STORAGE	WATER	BASIN	OUTFLOW
TIME	INFLOW	INFLOW	USED	SUR. ELEV.	OUTFLOW	TOTAL
(HRS)	(CFS)	(CFS)	(AC-FT)	(FT)	(CFS)	(CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	73.22	73.22	0.25	332.99	1.02	1.02
0.17	47.13	47.13	0.65	334.54	1.90	1.90
0.25	34.85	34.85	0.92	335.53	2.29	2.29
0.33	27.90	27.90	1.12	336.30	2.55	2.55
0.42	23.06	23.06	1.28	336.88	2.74	2.74
0.50	19.54	19.54	1.40	337.36	2.88	2.88
0.58	16.92	16.92	1.51	337.76	2.99	2.99
0.67	14.80	14.80	1.60	338.10	3.08	3.08
0.75	13.19	13.19	1.67	338.39	3.16	3.16
0.83	11.88	11.88	1.74	338.63	3.22	3.22
0.92	10.88	10.88	1.79	338.83	3.27	3.27
1.00	9.97	9.97	1.84	339.01	3.32	3.32
1.08	9.16	9.16	1.89	339.17	3.36	3.36
1.17	8.36	8.36	1.92	339.31	3.39	3.39
1.25	7.45	7.45	1.95	339.43	3.42	3.42
1.33	6.65	6.65	1.98	339.52	3.44	3.44
1.42	5.84	5.84	2.00	339.60	3.46	3.46
1.50	5.04	5.04	2.01	339.65	3.47	3.47
1.58	4.13	4.13	2.02	339.68	3.48	3.48
1.67	3.32	3.32	2.02	339.69	3.48	3.48
1.75	2.52	2.52	2.02	339.67	3.48	3.48
1.83	1.71	1.71	2.01	339.63	3.47	3.47
1.92	0.81	0.81	1.99	339.58	3.46	3.46
2.00	0.00	0.00	1.97	339.50	3.44	3.44

STRAWBERRY VAULT RATING CURVE DATA					
Outflow Pipe Diameter	27 in			Stage 1 Orifice	
Outflow Pipe Invert	337 ft			Orifice Invert	337 ft
Centroid of Outflow Pipe	338.125 ft			Orifice Diameter	15 in
				Orifice Centroid	337.625 ft
Outflow Pipe Slope	0.005 ft/ft			Stage 2 Weir	
Mannings Coefficient of Pipe	0.013 unitless			Weir Invert	344.5 ft
Full Flow Capacity of Outflow Pipe	21.8993 cfs			Weir Width	6 ft
Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
337	0.00	0.00	0.00	0.00	0.00
337.5	0.00	0.00	0.00	0.00	0.00
338	3.62	0.00	0.00	0.00	3.62
338.5	5.53	0.00	11.72	5.53	5.53
339	6.93	0.00	17.91	6.93	6.93
339.5	8.09	0.00	22.45	8.09	8.09
340	9.11	0.00	26.21	9.11	9.11
340.5	10.02	0.00	29.50	10.02	10.02
341	10.86	0.00	32.46	10.86	10.86
341.5	11.63	0.00	35.17	11.63	11.63
342	12.36	0.00	37.69	12.36	12.36
342.5	13.05	0.00	40.04	13.05	13.05
343	13.70	0.00	42.27	13.70	13.70
343.5	14.32	0.00	44.39	14.32	14.32
344	14.92	0.00	46.40	14.92	14.92
344.5	15.49	0.00	48.34	15.49	15.49
345	16.05	6.79	50.20	22.83	21.90
345.5	16.58	19.20	51.99	35.78	21.90
345.75	16.84	26.83	52.87	43.68	21.90
346	17.10	35.27	53.72	52.37	21.90
346.5	17.60	54.31	55.40	55.40	21.90



PRE-DEVELOPED DRAINAGE DIVIDES 1"=300'

NORTH

DETAINED / TREATED

SOUTHERN VAULT:

- AREA 7
- AREA 8
- OFF-SITE #1

STRAWBERRY VAULT:

- AREA 1A
- AREA 1B
- OFF-SITE #2
- OFF-SITE YATES

PARCEL A VAULT:

- AREA 2
- AREA 3
- AREA 4
- AREA 5
- OFF-SITE 12B

UNDETAINED / UNTREATED

- AREA 6
- AREA 9
- AREA 10
- AREA 11

Application No. FDPA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See FDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 55 of 59
Concurrent w/ PCA 2005-PR-041



POST DEVELOPED DRAINAGE DIVIDES 1"=300'

NORTH

Sub Area	Pervious Area (Ac)	Impervious Area (Ac)	C - Pervious	C - Impervious	Weighted C	Total Area (Ac)
1A	2.55	0.00	0.3	0.9	0.30	2.55
1B	3.78	0.00	0.3	0.9	0.30	3.78
2	4.32	0.25	0.3	0.9	0.33	4.57
3	1.23	0.74	0.3	0.9	0.53	1.97
4	2.48	0.08	0.3	0.9	0.32	2.56
5	0.64	0.53	0.3	0.9	0.57	1.17
6	0.02	1.53	0.3	0.9	0.89	1.55
7	8.69	2.00	0.3	0.9	0.41	10.69
8	1.15	0.00	0.3	0.9	0.30	1.15
9	0.10	0.20	0.3	0.9	0.70	0.30
10	0.00	0.29	0.3	0.9	0.90	0.29
11	0.36	0.00	0.3	0.9	0.30	0.36
Off-Site #1	0.05	4.21	0.3	0.9	0.89	4.26 *
Off-Site 12B	0.10	0.50	0.3	0.9	0.80	0.60
Off-Site Yates	0.39	0.00	0.3	0.9	0.30	0.39 ***
Off-Site #2	0.07	0.41	0.3	0.9	0.81	0.48 **
Southern Vault	9.89	6.21	0.3	0.9	0.53	16.10
Strawberry Vault	4.24	0.41	0.3	0.9	0.35	4.65
Parcel A Vault	8.77	2.10	0.3	0.9	0.42	10.87

*Off-site area taken to Southern Vault

**Off-site area taken to Strawberry Vault

***Off-site from Parcel 12-B into Parcel A

***Off-site accounted for future Yates Expansion per
CDP/FDP - to Strawberry Vault



17.) REV. 12-7-2010
16.) 12-03-2010

VIVA REVISIONS

- 1.) REVISED 4/7/06
- 2.) REVISED 4/27/06
- 3.) REVISED 10/02/06
- 4.) REVISED 11/08/06
- 5.) REVISED 12/15/2006
- 6.) REVISED 01/12/07
- 7.) REVISED 3/8/07
- 8.) REVISED 6/1/07
- 9.) REVISED 7/16/07
- 10.) REVISED 8/22/07
- 11.) REVISED 10/1/07
- 12.) REVISED 6/08/10
- 13.) REVISED 8/23/10
- 14.) REVISED 11/11/10
- 15.) REVISED 11/15/10

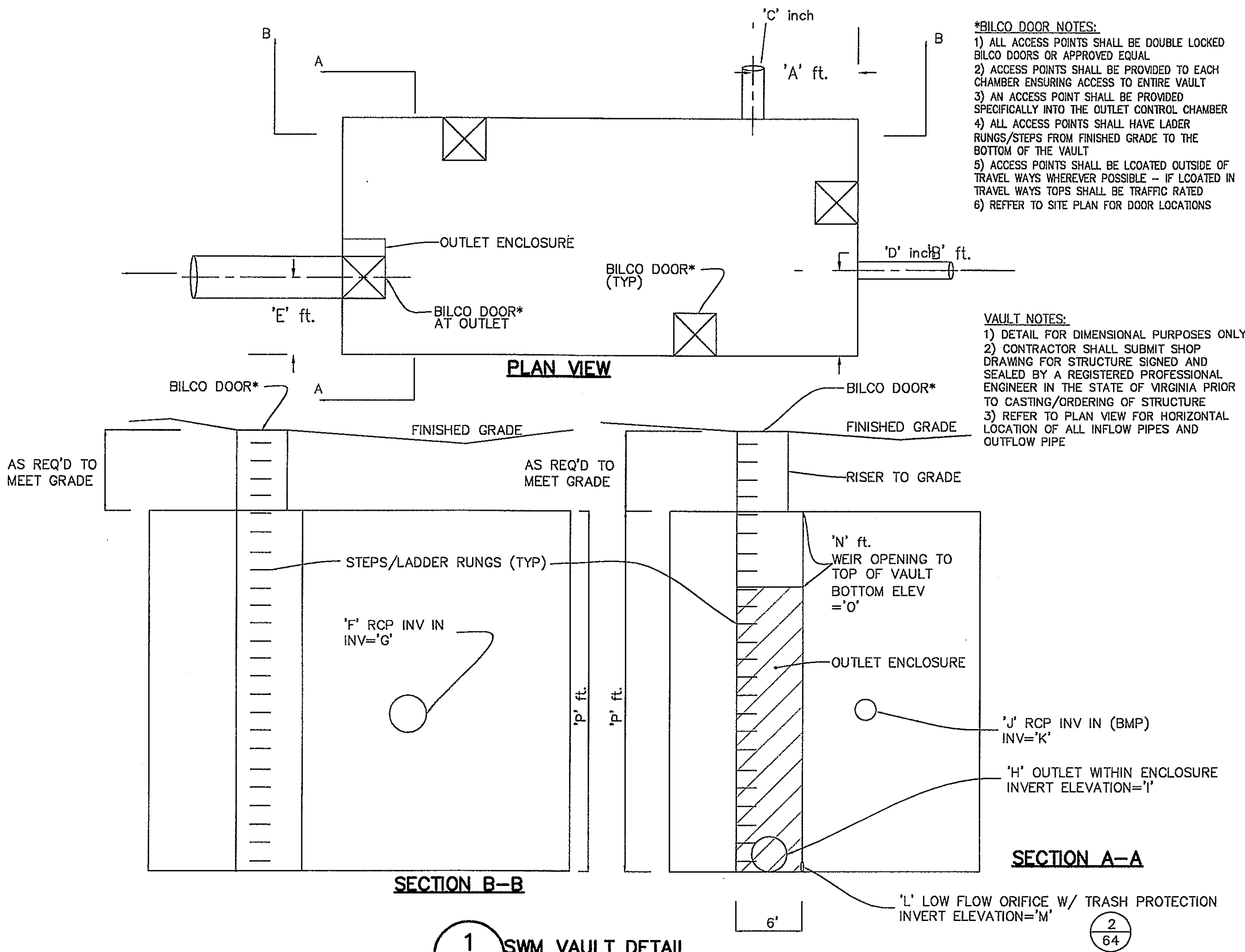
DATE: JUNE, 2008

DES. SEC. DWN. SEC.

SCALE: AS SHOWN

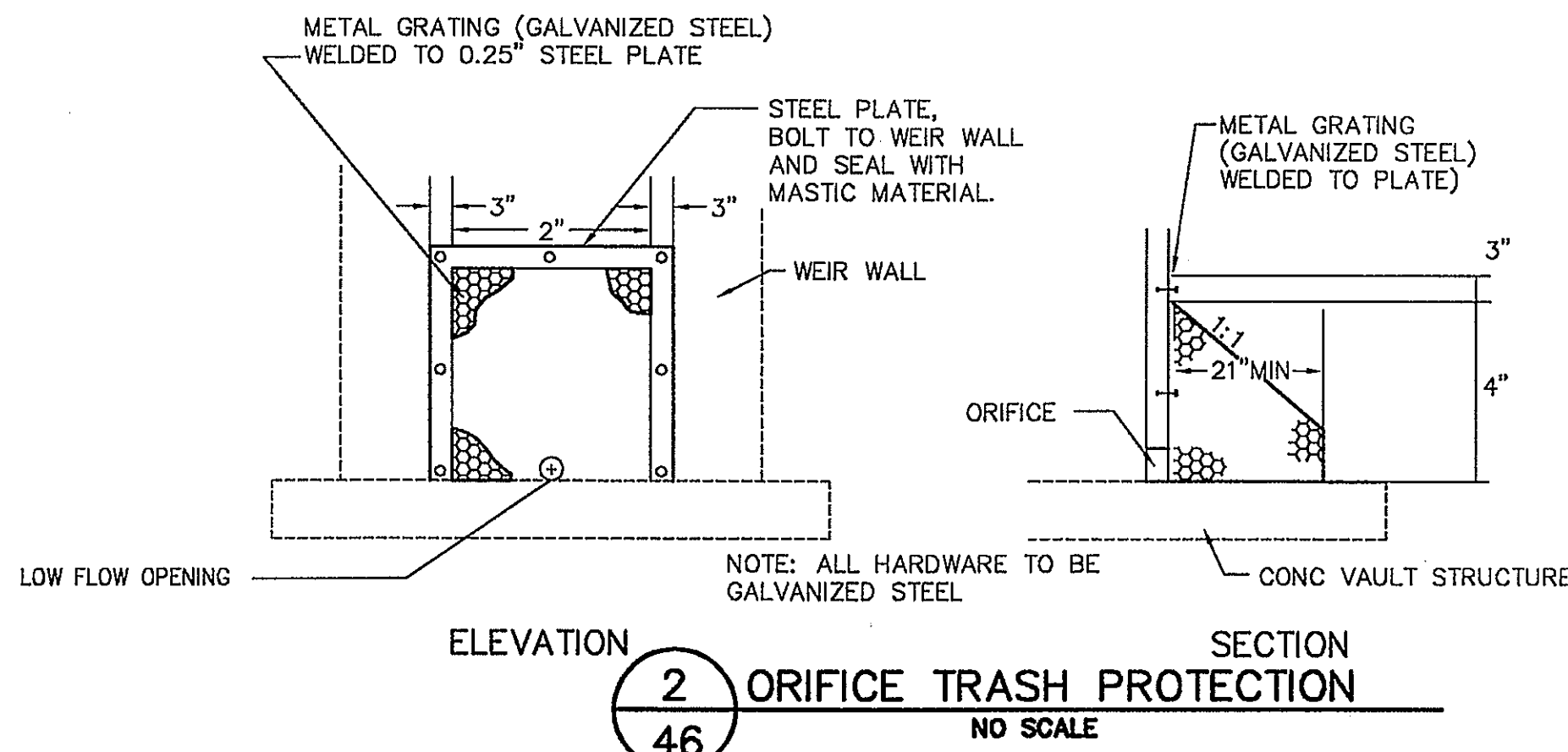
PROJECT/FILE NO.
6575

SHEET NO.
45



VAULT	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
SOUTHERN	7	10	48	15	13.5	48	331.11	48	330.11	15	334.37	2	330.11	6	333.61	6
STRAWBERRY	16.25	4.25	27	15	14.5	27	346.00	21	337.00	15	346.00	2	337.00	6	345.75	12.25

SEE SHEET 44 FOR PARCEL A VAULT INFORMATION



STORM WATER MANAGEMENT NARRATIVE:

STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET THROUGH THE USE OF THREE (3) UNDERGROUND STORM WATER DETENTION VAULTS. THESE STORM WATER DETENTION VAULTS HAVE BEEN ADEQUATELY SIZED TO CONTROL RUNOFF FOR BOTH THE 2-YR AND 10-YR STORM EVENTS. IT SHOULD ALSO BE NOTED THAT DETENTION FOR APPROXIMATELY 0.42 AC. OF IMPERVIOUS AREA ADDED WITH PLAN SEA99-P-008 IS TO BE PROVIDED WITH THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. ADDITIONALLY, THE COMPUTED ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY IS TO BE REDUCED BY AN AMOUNT TO OFFSET THE INCREASED RUNOFF FROM NEW IMPERVIOUS AREA PROPOSED IN THE ESKRIDGE ROAD PUBLIC IMPROVEMENT PLAN. (FAIRFAX COUNTY PLAN #0561-SP-002)

THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY DURING THE 2-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.15 AS IS SHOWN IN THE SWM COMPUTATIONS.

THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY DURING THE 10-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.30 AS IS SHOWN IN THE SWM COMPUTATIONS.

AS IS EVIDENCED BY THE ROUTINGS SHOWN ON THE ROUTING INFORMATION SHEETS, THE TOTAL RELEASE RATE FROM THE PROPOSED VAULTS IS LOWER THAN THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SITE DURING BOTH THE 2-YR AND 10-YR STORM EVENTS. SEE THE SWM COMPUTATIONS AND ROUTING INFORMATION.

BASED ON THE ABOVE ANALYSIS, AND SUPPORTING COMPUTATIONS IN THIS PLAN, STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THE TWO (2) PROPOSED UNDERGROUND DETENTION VAULTS.

PLEASE NOTE A WAIVER REQUESTING PERMISSION TO PROVIDE STORMWATER MANAGEMENT IN UNDERGROUND VAULTS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

WATER QUALITY NARRATIVE:

BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS FOR THE SUBJECT PROPERTY, CONSISTING OF 31.37 ACRES, SHALL BE MET THROUGH THE USE OF THREE (3) SEPARATE UNDERGROUND STORM FILTER SYSTEMS. EACH OF THESE STORM FILTER SYSTEMS HAS A REMOVAL EFFICIENCY RATING OF 50%. THE AREAS TREATED BY EACH OF THE STORM FILTER SYSTEMS WILL BE THE SAME AREAS DEPICTED ON THE SWM MAP FOR STORM WATER MANAGEMENT.

AS IS SHOWN BY THE COMPUTATIONS THE TREATMENT OF THESE CONTROLLED AREAS AT A REMOVAL EFFICIENCY RATE OF 50% WILL RESULT IN A PHOSPHOROUS REMOVAL FOR THE SITE OF SUFFICIENT TO MEET THE 40% REQUIREMENT FOR NEW DEVELOPMENT EVEN THOUGH THIS SITE IS A REDEVELOPMENT PROJECT PER THE PFM DEFINITION.

BASED ON THE ABOVE ANALYSIS AND THE SUPPORTING COMPUTATIONS SHOWN ON THE SWM MAP SHEET, BMP REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THESE STORM FILTERS.

PLEASE BE AWARE THAT A WAIVER REQUESTING PERMISSION TO MEET BMP REQUIREMENTS THROUGH THE USE OF UNDERGROUND STORMFILTER SYSTEMS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.



OUTFALL DESCRIPTION

THE PROPERTY SUBJECT TO DEVELOPMENT PER THIS REZONING APPLICATION IS PRESENTLY DEVELOPED AS A CINEMA WITH ASSOCIATED SITE IMPROVEMENTS ON THE NORTHERN PORTION OF THE PROPERTY, AND CONTAINS AN UNDEVELOPED OPEN AREA ON THE SOUTHERN PORTION OF THE PROPERTY. ADDITIONALLY, THERE ARE TWO EXISTING PONDS LOCATED ON THE SUBJECT PROPERTY, ONE IN THE NORTHERN PORTION OF THE SITE AND ONE IN THE SOUTHERN PORTION OF THE SITE. THE SOIL TYPE FOR A VAST PORTION OF THE SITE (MAINLY THE SOUTHERN PORTION) IS BLANK PER THE FAIRFAX COUNTY SOILS MAP. THE NORTHERN PORTION OF THE SITE HOWEVER CONTAINS 10B1 TYPE SOIL PER THE AFOREMENTIONED SOILS MAP. THE SITE IS BOUNDED TO THE NORTH BY LEE HIGHWAY (ROUTE 29), TO THE SOUTH BY ARLINGTON BLVD. (ROUTE 50), TO THE EAST BY MIXED USE DEVELOPMENT, AND TO THE WEST BY EXISTING INDUSTRIAL DEVELOPMENT.

PRESENTLY, THERE ARE TWO OUTFALLS ASSOCIATED WITH THE SUBJECT PROPERTY. THESE OUTFALLS ARE LOCATED AT EACH OF THE PONDS REFERENCED ABOVE. THE SUBJECT APPLICATION PROPOSES TO CONTINUE USING THESE SAME OUTFALLS (WHICH ARE CLOSED CONDUIT SYSTEMS) AS THE DISCHARGE POINTS FOR THE TWO NEW UNDERGROUND DETENTION VAULTS INCLUDED IN THE REZONING PLAN. PLEASE REFER TO THE SWM MAP FOR FURTHER INFORMATION REGARDING THE LOCATION OF THESE OUTFALLS. THE REMAINDER OF THIS NARRATIVE PROVIDES A DESCRIPTION OF EACH OUTFALL.

OUTFALL #1 IS LOCATED AT THE NORTHERN END OF THE SITE, AND ALSO DISCHARGES INTO AN EXISTING CLOSED CONDUIT SYSTEM. THIS CLOSED CONDUIT SYSTEM PRESENTLY SERVES AS THE OUTFALL FOR THE POND LOCATED IN THIS AREA, AND IT IS A 54" PIPE THAT CONVEYS FLOW IN A WESTERLY DIRECTION. AFTER LEAVING THE SUBJECT PROPERTY, FLOW WILL CONTINUE TO TRAVEL THROUGH A 54" CLOSED CONDUIT SYSTEM IN A WESTERLY DIRECTION UNTIL APPROXIMATELY 50' EAST OF ESKRIDGE ROAD. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL BEGIN TO CONVEY FLOW IN A SOUTH-WESTERLY DIRECTION UNTIL IT REACHES ESKRIDGE ROAD. AT THIS POINT FLOW WILL BE CONVEYED IN A SOUTHERLY DIRECTION ALONG SIDE OF ESKRIDGE ROAD BY THE EXISTING CLOSED CONDUIT SYSTEM. FLOW WILL THEN BE CONVEYED IN A WESTERLY DIRECTION UNDERNEATH OF ESKRIDGE ROAD AND THEN BEGIN TO TRAVEL IN A SOUTH WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF THE ABOVE REFERENCED APPROVED FAIRFAX COUNTY PLAN, (#0561-SP-001) FLOW WILL BEGIN TO TRAVEL IN A SOUTHERLY DIRECTION TO THE EAST OF THE EXISTING REGIONAL POST OFFICE FACILITY. SOUTH OF THE POST OFFICE FACILITY, FLOW WILL BEGIN TO TRAVEL SOUTH-WESTERLY AGAIN, WHILE STILL WITHIN AN EXISTING CLOSED CONDUIT SYSTEM UNTIL APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL ONCE AGAIN TURN SOUTH, AND THEN DAYLIGHT TO AN EXISTING CONCRETE CHANNEL ABOUT 200 FEET DOWNSTREAM. FLOW ENTERING THIS EXISTING CONCRETE CHANNEL WILL THEN TRAVEL IN A SOUTHERLY DIRECTION UNTIL IT CONVERGES WITH THE CONCRETE CHANNEL DESCRIBED FOR OUTFALL #2. FROM THIS POINT, FLOW WILL BE CONVEYED AS DESCRIBED FOR OUTFALL #2 DOWNSTREAM OF THE CONCRETE CHANNEL CONVERGENCE.

PROPOSED OUTFALL #2 WILL BE LOCATED ON THE SOUTHERN END OF THE SITE. THIS OUTFALL WILL BE INTO AN EXISTING CLOSED CONDUIT SYSTEM WHICH PRESENTLY SERVES THE EXISTING POND LOCATED IN THIS AREA. THE EXISTING CLOSED CONDUIT SYSTEM INTO WHICH THIS SITE OUTFALLS IS A 36" PIPE THAT CONVEYS WATER IN A SOUTHERLY DIRECTION. SHORTLY AFTER CROSSING THE SOUTHERN PROPERTY LINE, THE CLOSED CONDUIT SYSTEM OPENS UP TO A 48" PIPE THAT CONVEYS FLOW IN A SOUTH-WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF APPROVED FAIRFAX COUNTY PLAN #0561-SP-001, (INCLUDED IN THE SUBJECT APPLICATION FOR INFORMATION ONLY) FLOW IN THIS EXISTING CLOSED CONDUIT SYSTEM WILL CONTINUE TO FLOW IN A SOUTH-WESTERLY DIRECTION TOWARDS WILLIAMS DRIVE (ROUTE 5162). IT SHOULD BE NOTED THAT ADDITIONAL FLOW WILL ENTER INTO THE EXISTING CLOSED CONDUIT SYSTEM FROM OTHER EXISTING CLOSED CONDUIT SYSTEMS PERIODICALLY THROUGHOUT THE EXTENT OF THIS DESCRIPTION. PRIOR TO REACHING WILLIAMS DRIVE, THE CLOSED CONDUIT SYSTEM WILL BEGIN CONVEYING FLOW IN A WESTERLY DIRECTION TOWARD THE NORTHERN END OF JAVIER ROAD (ROUTE 5163). APPROXIMATELY 200 FEET WEST OF JAVIER ROAD, THIS CLOSED CONDUIT SYSTEM WILL DAYLIGHT TO AN EXISTING CONCRETE CHANNEL. THIS CHANNEL WILL CONTINUE CONVEYING WATER IN A WESTERLY DIRECTION TO A POINT APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE (ROUTE 699). AT THIS POINT, FLOW WILL BE JOINED BY FLOW FROM ANOTHER EXISTING CONCRETE CHANNEL AND PROCEED IN A SOUTH-WESTERLY DIRECTION. AS FLOW CONTINUES TO TRAVEL SOUTH-WEST, IT WILL COME TO PROSPERITY AVENUE, WHERE IT WILL BE CONVEYED UNDER THE ROADWAY THROUGH A TRIPLE BOX CULVERT. AFTER EXITING THE AFOREMENTIONED CULVERT, FLOW WILL ENTER INTO AN UN-NAMED TRIBUTARY. THIS TRIBUTARY IS RIP-RAP LINED AT THE POINT THAT THE CULVERT DISCHARGES INTO IT, AND HAS BEEN EARMARKED BY FAIRFAX COUNTY FOR RESTORATION. FROM THIS TRIBUTARY FLOW WILL CONTINUE TO TRAVEL SOUTH-WEST AND DISCHARGE INTO LONG BRANCH. FROM HERE, FLOW WILL BE COVEYED VIA LONG BRANCH INTO ACCOTINK CREEK.

Application No. **FOPA 2005-PR-041** Staff **W/QD**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDDA)

See **FDDA** Conditions Dated **Jan 10, 2011**
Date of (BOS) (PC) Approval **Jan 13, 2011**
Sheet **56** of **59**

Concurrent w/ **PCA 2005-PR-041**

17.) REV. 12-7-2010
16.) 12-03-2010



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VAULT DETAIL AND
NARRATIVES

VIKA REVISIONS

1.)	REVISED	4/7/06
2.)	REVISED	4/27/06
3.)	REVISED	10/02/06
4.)	REVISED	11/06/06
5.)	REVISED	12/15/2006
6.)	REVISED	01/12/07
7.)	REVISED	3/8/07
8.)	REVISED	6/1/07
9.)	REVISED	7/16/07
10.)	REVISED	8/22/07
11.)	REVISED	10/1/07
12.)	REVISED	6/08/10
13.)	REVISED	8/23/10
14.)	REVISED	10/11/10
15.)	REVISED	11/5/10

DATE: OCT 2006
DES. SEC DWN. SEC

SCALE: HORZ: 1"=XX'

PROJECT/FILE NO. 6575

SHEET NO. 46 OF 48

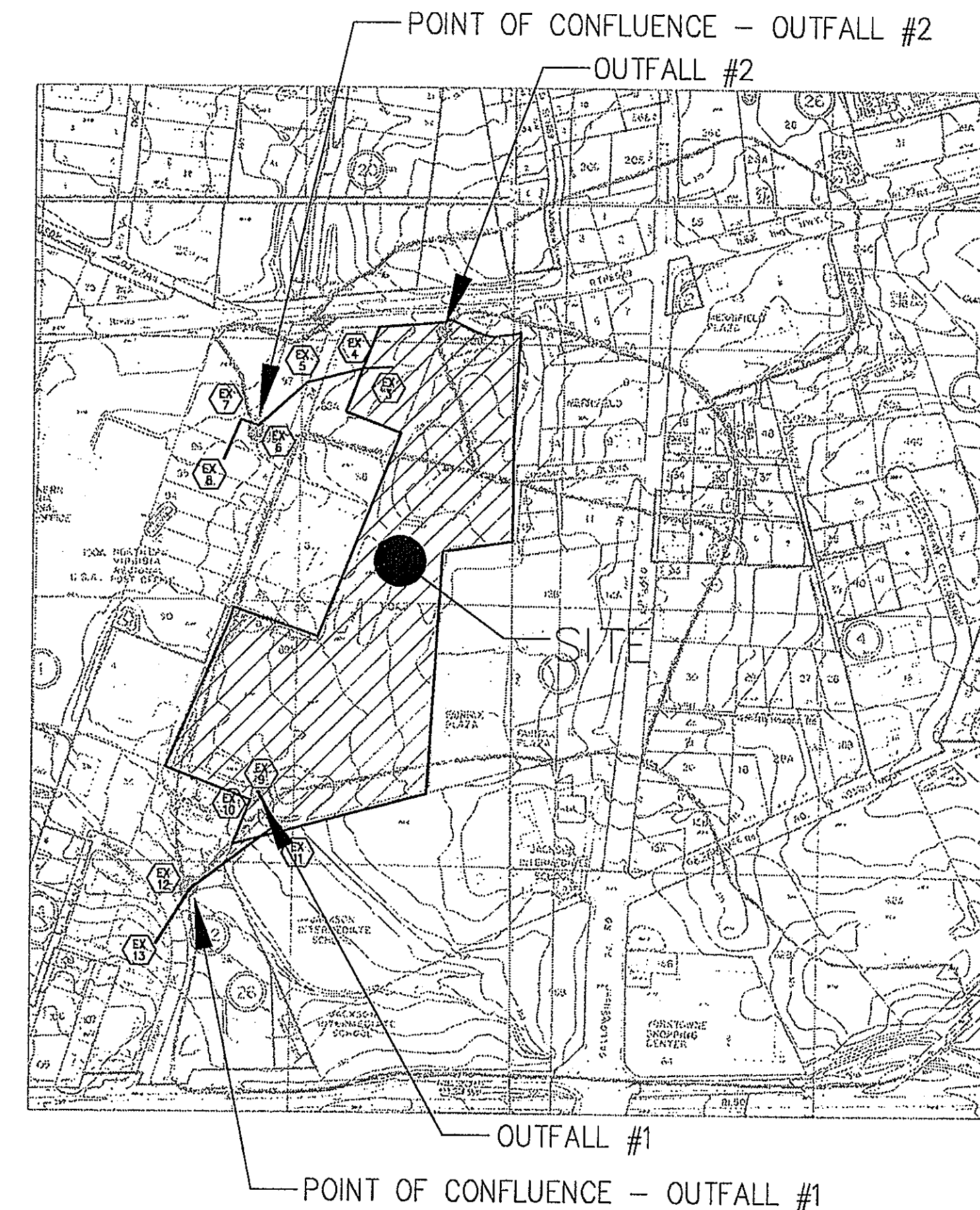
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION,
SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

- ☒ 1. Plat is at a minimum scale of 1"= 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').
- ☒ 2. A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodate the stormwater management facility (ies), storm drainage pipe system and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets 5 and 6.
- ☒ 3. Provide:
- | Facility Name/
Type & No. | On-Site area
served (acres) | Off-site area
served (acres) | Drainage
served (acres) | Footprint
served (sf) | Storage
Volume (cf) | If pond, dam
height (ft) |
|---|--------------------------------|---------------------------------|----------------------------|--------------------------|------------------------|-----------------------------|
| Underground Vault #1
(e.g. dry pond, ball trench, underground vault, etc.) | 16.47 | N/A | 1 | 230 x 90 | 124,200 | N/A |
| Underground Vault #2 | 11.94 | N/A | 2 | 200 x 60 | 72,000 | N/A |
| Totals | 28.41 | | | | 196,200 Totals | |
- ☒ 4. Onsite drainage channels, outfalls and pipe system are shown on Sheets 41 and 37.
Pond inlet and outlet pipe systems are shown on Sheets 41 and 37.
- ☒ 5. Maintenance access (road to stormwater management facility (ies) are shown on Sheet 4.
Type of maintenance access road surface noted on the plat is access via on-site roadways. (asphalt, geoblock, gravel, etc.)
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
- ☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 40.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.
- ☒ 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.
- ☒ 10. Existing topography with a maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 3.
- ☒ 11. A submission waiver is requested for Underground SWM/BMP (separate cover).
- ☐ 12. Stormwater management is not required because N/A.

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ADEQUACY OF OUTFALL COMPUTATIONS

FROM	TO	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	LENGTH FEET	Q CAPACITY CFS
* EX - 3	EX - 4	2.00	0.013	54	17.49	80.00	278.10
* EX - 4	EX - 5	2.00	0.013	54	17.49	195.00	278.10
* EX - 5	EX - 6	2.00	0.013	54	17.49	110.00	278.10
* EX - 6	EX - 7	2.00	0.013	54	17.49	65.00	278.10
* EX - 7	EX - 8	1.33	0.013	54	14.26	90.00	226.79

EX - 9	EX - 10	2.48	0.013	24	12.92	27.00	35.63
EX - 10	EX - 11	0.88	0.013	36	9.12	50.00	62.57
EX - 11	EX - 12	0.62	0.013	36	7.97	170.00	52.52
EX - 12	EX - 13	4.55	0.013	48	27.79	150.00	306.40

* SLOPES OF PIPES ASSUMED TO GENERALLY FOLLOW THE SLOPE OF GROUND ABOVE THEM

Application No. FDDA 2005-PR-041 Staff W/OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDDA)

See FDDA Conditions Dated Jan 10, 2011
Date of (BOS)(PC) Approval Jan 13, 2011
Sheet 57 of 59

Concurrent w/ PCA 2005-PR-041



17.) REV. 12-7-2010
16.) 12-03-2010

VIKA REVISIONS

- 1.) REVISED 4/7/06
- 2.) REVISED 4/27/06
- 3.) REVISED 10/02/06
- 4.) REVISED 11/06/06
- 5.) REVISED 12/15/2006
- 6.) REVISED 01/12/07
- 7.) REVISED 3/8/07
- 8.) REVISED 6/1/07
- 9.) REVISED 7/16/07
- 10.) REVISED 8/22/07
- 11.) REVISED 10/1/07
- 12.) REVISED 6/08/10
- 13.) REVISED 8/23/10
- 14.) REVISED 10/11/10
- 15.) REVISED 11/5/10

DATE: OCT 2006

DES. SEC DWN. SEC

SCALE: 1"=500'

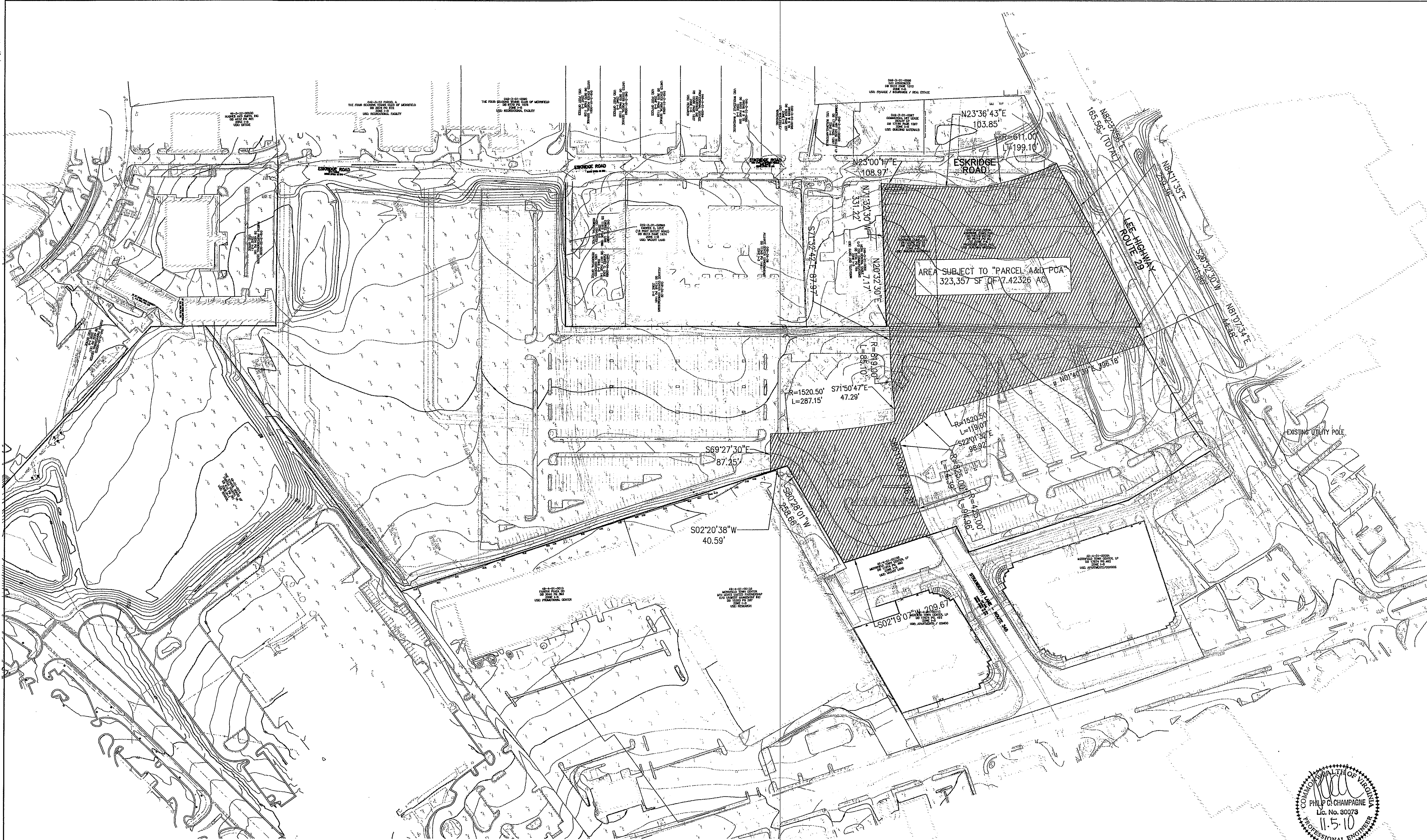
PROJECT/FILE NO.
6575

SHEET NO.
47 OF 48

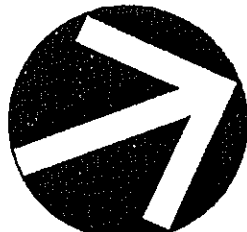
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM OUTFALL
DETAILS

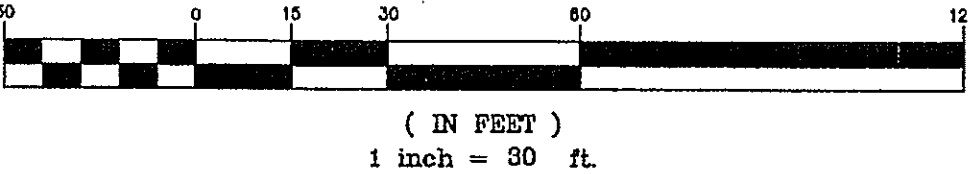
VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
703-441-7878 ■ FAX 703-441-7879
MCLEAN, VA ■ GAITHERSBURG, MD



Application No. EDPA 2005-PR-041 Staff W'OD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See EDPA Conditions Dated Jan 10, 2011
Date of (BOS) (PC) Approval Jan 13, 2011
Sheet 59 of 59
Concurrent w/ PCA 2005-PR-041



NORTH (VCS 83)
GRAPHIC SCALE



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McLEAN, VA GERMANTOWN, MD

RZ 2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CERTIFIED SURVEY

DATE: NOV 5, 2010	
DES. SEC	DWN. SEC
SCALE: 1"=100'	
PROJECT/FILE NO. 6575	
SHEET NO. 1 OF 1	

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